

CITY OF SPRINGBORO
320 W. CENTRAL AVENUE, SPRINGBORO, OH

CITY COUNCIL WORK SESSION

THURSDAY, JANUARY 18, 2024

6:00 PM

CITY COUNCIL

John Agenbroad, Mayor
Jack Hanson, Deputy Mayor/Ward 3
Stephen Harding, At Large
Becky Iverson, At Large
Janie Ridd, Ward 1
Dale Brunner, Ward 2
Jim Chmiel, Ward 4

CITY STAFF

Chris Pozzuto, City Manager
Greg Shackelford, Assistant City Manager
Gerald McDonald, Law Director
Lori Martin, Clerk of Council

ITEM 1. CALL TO ORDER. Mayor Agenbroad called the Springboro, Ohio City Council Work Session to order on Thursday, January 18, 2024 at 6:00 PM in Council Chambers at the Springboro Municipal Building, 320 W. Central Avenue, Springboro, Ohio.

ITEM 2. ATTENDANCE. **Council:** Ms. Ridd was absent. **Staff:** Mr. Pozzuto (Absent), Mr. Shackelford, Mr. McDonald and Ms. Martin were present. City Planner Dan Boron was also present.

Mayor Agenbroad noted that a motion would be in order at tonight's Regular Meeting to excuse Ms. Ridd.

ITEM 3. LEGISLATIVE AGENDA. – Review legislative items slated for January 18.

- 1) ORDINANCE: THIRD READING.** AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY, REZONING APPROXIMATELY 35.08 ACRES OF LAND AT 1525 SOUTH MAIN STREET (SR 741) FROM R-1, ESTATE-TYPE RESIDENTIAL DISTRICT, TO PUD-R, PLANNED UNIT DEVELOPMENT-RESIDENTIAL.

Legislative Items 1 and 2 were tabled on January 4, 2024 for further consideration. Mayor Agenbroad stated that motions would be in order to approve, as amended according to the "Proposed Modification to the Northampton PUD-R" (Revised 1/16/2024) drawing exhibit (adding 4-ft. mounding to the northern border of the property), Legislative Item 1, the ordinance to rezone the subject property AND Legislative Item 2, the resolution to approve the general plan for the subject property.

At this time, Mr. Boron commented that the developer, Justin Lanham of M/I Homes, provided the graphic for the "Proposed Modification to the Northampton PUD-R" (Revised 1/16/2024). (Graphic is attached to the minutes for the record.) This proposal was reviewed with the Council representatives to the Planning Commission, Mr. Harding and Ms. Iverson, at last

week's Planning Commission meeting as well as City Manager Chris Pozzuto. The reason the mounding is not as extensive as discussed previously by Council is because the woods along the north edge of the property are so extensive, and the developer's intention is to maintain the wooded area. Therefore, the mounding is not necessarily included in that portion of the development. The mounding is included in the frontage up to the equivalent of the barn behind Ms. Calmes' house, as indicated on the graphic. (Sandy Calmes owns the neighboring property, 1405 S. Main Street, sharing the north property line of the proposed development.)

Mayor Agenbroad asked if the developer has given any indication as to when they would construct the mounding.

Mr. Boron replied no, the developer has not indicated a timeframe.

Mayor Agenbroad complimented the Planning Commission on their recommendation for this proposed plan. This plan, under the PUD-R zoning, is much better than what could have been developed legally under the existing zoning; the end result is very good. Mayor Agenbroad asked Ms. Iverson and Mr. Harding to extend accolades to the Planning Commission for their work on this plan.

Ms. Iverson commented that there is a lot of education necessary with respect to these kinds of plans that were either pre-approved before our time, etc., but that is something that we have to constantly put forward not just to the public, but to those on the Planning Commission. Ms. Iverson thanked Mr. Harding for his support, as a representative to the Planning Commission.

- 2) **RESOLUTION:** A RESOLUTION APPROVING THE GENERAL PLAN FOR APPROXIMATELY 35.08 ACRES OF LAND LOCATED AT 1525 SOUTH MAIN STREET (SR 741).

This item was tabled on January 4, 2024 for further consideration. (Refer to comments under Legislative Item 1.)

- 3) **RESOLUTION:** A RESOLUTION APPOINTING THE DESIGNEE FOR THE MEMBERS OF THE CITY COUNCIL OF SPRINGBORO, OHIO UNDER OHIO REVISED CODE SECTIONS 149.43 AND 109.43 TO COMPLY WITH THE STATE CERTIFIED PUBLIC RECORDS TRAINING REQUIREMENT FOR ELECTED OFFICIALS.

No discussion.

ITEM 4. CITY MANAGER. – Issues/Reports.

Mr. Shackelford reported on the following items:

Winter Weather/Snow Preparation: The City has plenty of salt on hand, salt trucks are loaded and snowplows are ready to go. The Public Works staff is on-call to address winter weather road conditions.

Mr. Brunner asked if the City hired subcontractors during the last snow event or if service department possibly had trouble with a truck. Mr. Brunner explained that there was a truck on his street with a sign on the side that was not Springboro.

Mr. Shackelford answered that it was probably mistaken for one of the City's newly named snowplows. The City does not use subcontractors to spread salt and for snow removal.

There was no further discussion regarding these items.

ITEM 5. CLERK OF COUNCIL. – Issues/Reports.

Calendar Updates: The next City Council Work Session will be held on Thursday, February 1 at 6:00 PM followed by the Regular Meeting at 7:00 PM in Council Chambers.

ITEM 6. CITY COUNCIL. – Issues/Reports.

Mr. Brunner – No reports.

Ms. Iverson – No reports.

Mr. Chmiel – No reports.

Mr. Harding – No reports.

Deputy Mayor Hanson – No reports.

Mayor Agenbroad – No reports.

ITEM 7. ADJOURNMENT. With no further discussion, Mayor Agenbroad adjourned the Thursday, January 18, 2024 City Council Work Session at approximately 6:10 PM.

CITY OF SPRINGBORO
320 W. CENTRAL AVENUE, SPRINGBORO, OH

CITY COUNCIL REGULAR MEETING

THURSDAY, JANUARY 18, 2024

7:00 PM

CITY COUNCIL

John Agenbroad, Mayor
Jack Hanson, Deputy Mayor/Ward 3
Stephen Harding, At Large
Becky Iverson, At Large
Janie Ridd, Ward 1
Dale Brunner, Ward 2
Jim Chmiel, Ward 4

CITY STAFF

Chris Pozzuto, City Manager
Greg Shackelford, Assistant City Manager
Gerald McDonald, Law Director
Lori Martin, Clerk of Council

ITEM 1. CALL TO ORDER. Mayor Agenbroad called the Springboro, Ohio City Council Regular Meeting of Thursday, January 18, 2024 to order at 7:00 PM in Council Chambers at the Springboro Municipal Building, 320 W. Central Avenue, Springboro, Ohio.

ITEM 2. PLEDGE OF ALLEGIANCE. Mayor Agenbroad led the Pledge of Allegiance.

Invocation by Pastor Sam Holmes, The Point Church.

ITEM 3. ROLL CALL. Agenbroad, Present; Brunner, Present; Chmiel, Present; Hanson, Present; Harding, Present; Iverson, Present; Ridd, Absent. Staff: Mr. Pozzuto (Absent), Mr. Shackelford, Mr. McDonald and Ms. Martin were present. City Planner Dan Boron was also present.

Mayor Agenbroad called for a motion to excuse Council Member Janie Ridd.

Ms. Iverson motioned. Mr. Harding seconded the motion.

No discussion.

VOTE: Brunner, Yes; Iverson, Yes; Agenbroad, Yes; Chmiel, Yes; Hanson, Yes; Harding, Yes. [6-0]

ITEM 4. APPROVAL OF MINUTES: THE MINUTES OF THE CITY COUNCIL WORK SESSION AND REGULAR MEETING OF JANUARY 4, 2024.

Mayor Agenbroad presented the minutes for additions/corrections. No additions/corrections.

Mr. Harding motioned. Mr. Hanson seconded the motion.

No discussion.

VOTE: Harding, Yes; Brunner, Yes; Iverson, Yes; Agenbroad, Yes; Chmiel, Abstain; Hanson, Yes. [5-0-1]

ITEM 5. PRESENTATIONS: NEWLY APPOINTED POLICE OFFICER TREVOR HURLES WILL TAKE THE OATH OF OFFICE AND BE SWORN IN TO SERVE THE CITY OF SPRINGBORO POLICE DEPARTMENT.

Police Chief Dan Bentley introduced newly appointed Police Officer Trevor Hurles and described the selection process for his appointment. Chief Bentley commented on Officer Hurles' background and experience, including his education, training, professional experience and achievements in law enforcement.

Officer Hurles was joined by family and friends as well as members of the Springboro Police Department.

Officers Hurles stepped forward to take the Oath of Office and be sworn in as a Police Officer under the provisions of the Ohio Revised Code to serve the City of Springboro Police Department.

Mayor Agenbroad administered the Oath of Office and Trevor Hurles was sworn in as a City of Springboro Police Officer. Mayor Agenbroad congratulated and welcomed Officer Hurles to the City's Police Department.

Officer Hurles' badge was pinned to his uniform by his wife, Morgan.

Mayor Agenbroad and City Council stood and congratulated Officer Hurles with a handshake to conclude the ceremony.

ITEM 6. LEGISLATION: City Council held a Work Session at 6:00 PM tonight for approximately 10 minutes to discuss the following legislative items as well as other City business.

(LEGISLATIVE ITEMS 1 & 2 WERE TABLED ON JANUARY 4, 2024.)

As discussed at tonight's Work Session, Mayor Agenbroad called for a motion to remove from the table Legislative Items 1 & 2, an Ordinance and a Resolution.

Mr. Chmiel motioned. Mr. Hanson seconded the motion.

No discussion.

VOTE: Harding, Yes; Brunner, Yes; Iverson, Yes; Agenbroad, Yes; Chmiel, Yes; Hanson, Yes. [6-0]

1) ORDINANCE O-24-3: THIRD READING. AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY, REZONING APPROXIMATELY 35.08 ACRES OF LAND AT 1525 SOUTH MAIN STREET (SR 741) FROM R-1, ESTATE-TYPE RESIDENTIAL DISTRICT, TO PUD-R, PLANNED UNIT DEVELOPMENT-RESIDENTIAL, was read by the Clerk of Council. Mr. Boron's comments are summarized as follows:

This is the third reading of an ordinance rezoning approximately 35.08 acres of land at 1525 South Main Street from R-1, Estate-Type Residential District, to PUD-R, Planned Unit Development-Residential. This rezoning was the subject of a public hearing on December 7, 2023. Simply put, this ordinance approves a rezoning to PUD-R, which involves two elements, a rezoning and general plan. The rezoning to PUD-R will allow up to 75 units of single-family residential on the site; 70 units are permitted under the current zoning of R-1. The PUD

provides the City, and also the residents, 37.6% open space on this site; otherwise, there would be none, and would also preserve the historic Janney House located within the subdivision. The rezoning change is consistent with the City's land use plan, adopted in 2022, and is specifically consistent with Policy Area 16 at Heatherwoode. This rezoning recommendation was reviewed and approved by the Planning Commission at their October 11, 2023 meeting.

At the last City Council meeting, there was discussion regarding a comment that was made at the public hearing of December 7, 2023 by a neighboring resident (Sandy Calmes, 1405 S. Main Street) in support of the subdivision's development, but requesting a 4-ft. mounding area along the north property line between her property and what is being proposed as the Northampton subdivision. Following the last City Council meeting, staff had the opportunity to work with the developer in providing the graphic, which is included in Council's meeting materials, showing a buffer in the front portion of the property. The majority of the site on the north edge is going to be retained as a wooded area, which actually exceeds the amount of area that would be provided for the buffer area. (Graphic is attached to the minutes for the record.)

Mayor Agenbroad presented the item for questions/comments of Council. No questions/comments.

Mayor Agenbroad complimented the developer for working with the City, as well as the Planning Commission, who worked diligently on the recommendation for the PUD rezoning for the best plan.

There was no more discussion regarding Legislative Items 1 and 2.

Mayor Agenbroad called for a motion to adopt Ordinance O-24-3 amending the zoning map of the City as recommended by the Planning Commission for the proposed Northampton residential development, as amended with the additional condition that a 4-foot mounding be provided along the north property line east of the existing tree line, substantially as shown on the revised "Proposed Modification to Northampton PUD-R" (Revised 1/16/2024) drawing.

Ms. Iverson motioned. Mr. Harding seconded the motion.

No discussion.

VOTE: Brunner, Yes; Iverson, Yes; Agenbroad, Yes; Chmiel, Yes; Hanson, Yes; Harding, Yes. [6-0]

- 2) **RESOLUTION R-24-1:** A RESOLUTION APPROVING THE GENERAL PLAN FOR APPROXIMATELY 35.08 ACRES OF LAND LOCATED AT 1525 SOUTH MAIN STREET (SR 741).

Mayor Agenbroad called for a motion to adopt Resolution R-24-1 approving the General Plan for the proposed Northampton residential development as recommended by the Planning Commission, as amended with the additional condition that a 4-foot mounding be provided along the north property line east of the existing tree line, substantially as shown on the revised "Proposed Modification to Northampton PUD-R" (Revised 1/16/2024) drawing.

Mr. Chmiel motioned. Mr. Harding seconded the motion.

No discussion.

VOTE: Brunner, Yes; Iverson, Yes; Agenbroad, Yes; Chmiel, Yes; Hanson, Yes; Harding, Yes. [6-0]

- 3) **RESOLUTION R-24-2:** A RESOLUTION APPOINTING THE DESIGNEE FOR THE MEMBERS OF THE CITY COUNCIL OF SPRINGBORO, OHIO UNDER OHIO REVISED CODE SECTIONS 149.43 AND 109.43 TO COMPLY WITH THE STATE CERTIFIED PUBLIC RECORDS TRAINING REQUIREMENT FOR ELECTED OFFICIALS, was read by the Clerk of Council. Ms. Martin's comments are summarized as follows:

This resolution appoints the designee for City Council Members under ORC Sections 149.43 and 109.43 to comply with the state certified public records training requirement for elected officials. Ohio's Sunshine Laws require that all elected officials attend a 3-hour certified public records training provided by the State for each term of office. The law also provides for elected officials to appoint a designee to fulfill this training requirement on their behalf. In essence, this legislation appoints that designee as the Clerk of Council to represent Council Members serving a new term of office and officially documents this action for auditing purposes.

Mayor Agenbroad presented the item for questions/comments of Council. No questions/comments.

Mayor Agenbroad called for a motion to adopt Resolution R-24-2.

Ms. Iverson motioned. Mr. Harding seconded the motion.

No discussion.

VOTE: Brunner, Yes; Iverson, Yes; Agenbroad, Yes; Chmiel, Yes; Hanson, Yes; Harding, Yes. [6-0]

- ITEM 7. REPORTS: Mayor's Report** – No current calendar updates. The next City Council Work Session will be held on Thursday, February 1 at 6:00 PM followed by the Regular Meeting at 7:00 PM in Council Chambers.

City Manager's Report – Mr. Shackelford reported on the following items:

Newly Appointed Police Officer Trevor Hurles: Congratulations to Officer Hurles; we are excited to have him join the City's Police Department and look forward to working with him.

Winter Weather/Snow Preparation: The Service Department team is ready to go in the event of snow and winter weather conditions. The salt trucks are loaded and snowplows are ready for snow removal operations.

Mayor Agenbroad commented that the City's road crews are the best and always prepared.

Ms. Iverson commented that she really appreciates the work the crews do overnight to keep the road conditions safe.

Committee Reports –

Mr. Brunner – No reports.

Ms. Iverson – No reports.

Mr. Chmiel – No reports.

Mr. Harding – No reports.

Deputy Mayor Hanson – No reports.

ITEM 8. OTHER BUSINESS. No Other Business.

ITEM 9. FINAL COUNCIL AND MANAGER COMMENTS. No Final Council or Manager Comments.

ITEM 10. GUEST COMMENTS. No Guest Comments.

ITEM 11. EXECUTIVE SESSION. No Executive Session.

Mayor Agenbroad thanked the MVCC for tonight's telecast and scheduled rebroadcasts of this Springboro City Council Meeting.

ITEM 12. ADJOURNMENT. With no further business, Mayor Agenbroad called for a motion to adjourn the Thursday, January 18, 2024 Springboro City Council Regular Meeting at approximately 7:20 PM.

Mr. Harding motioned. Mr. Brunner seconded the motion.

No discussion.

VOTE: Iverson, Yes; Agenbroad, Yes; Chmiel, Yes; Hanson, Yes; Harding, Yes; Brunner, Yes. [6-0]

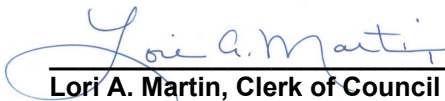
—MEETING ADJOURNED—



John H. Agenbroad, Mayor

John H. Agenbroad

Presiding Officer

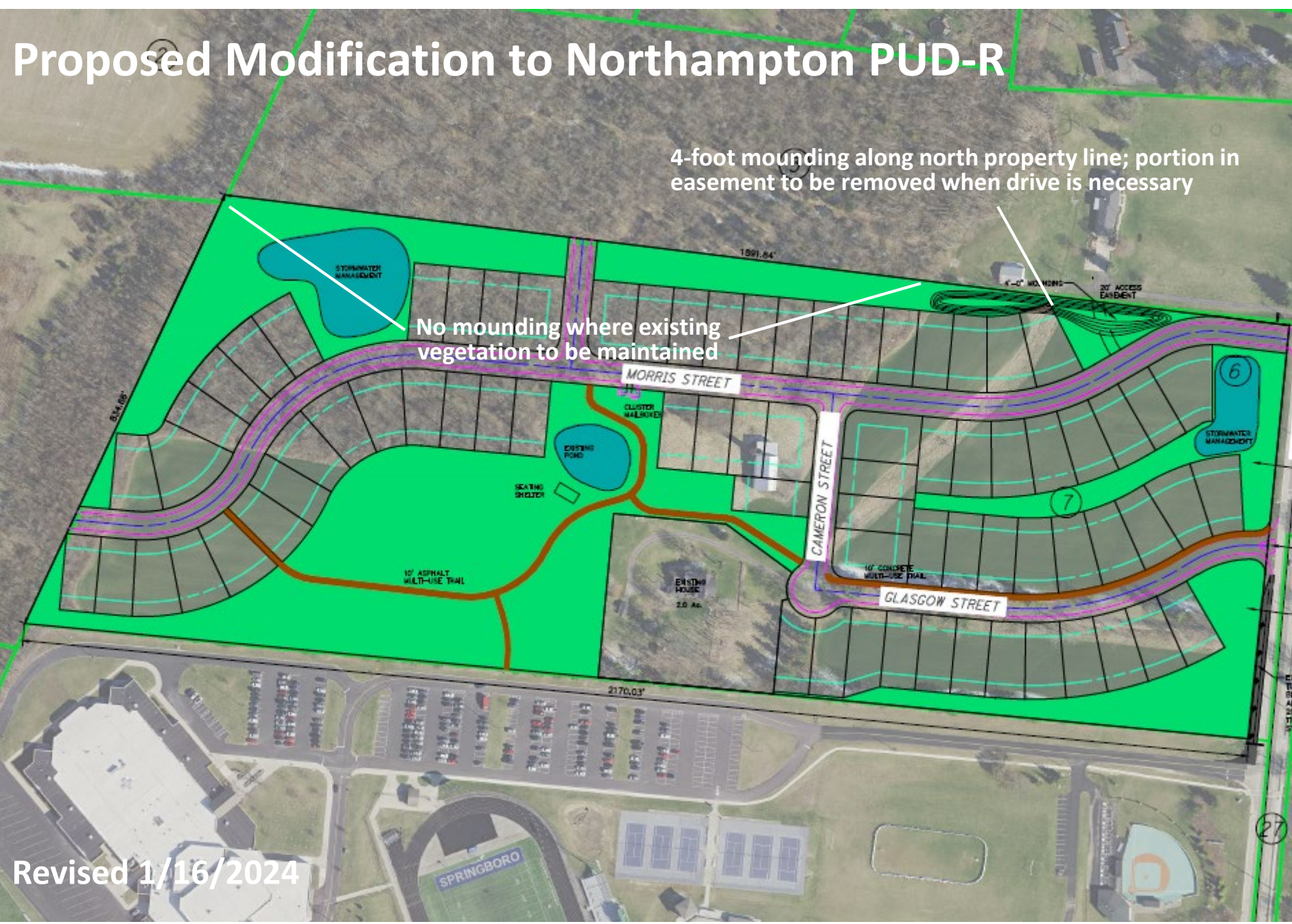


Lori A. Martin, Clerk of Council

Proposed Modification to Northampton PUD-R

4-foot mounding along north property line; portion in easement to be removed when drive is necessary

No mounding where existing vegetation to be maintained



Revised 1/16/2024

SPRINGBORO