

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

**CITY COUNCIL WORK SESSION**

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**THURSDAY, MARCH 2, 2023**

**6:00 PM**

**CITY COUNCIL**

**John Agenbroad, Mayor  
Stephen Harding, Deputy Mayor/At Large  
Becky Iverson, At Large  
Janie Ridd, Ward 1  
Dale Brunner, Ward 2  
Jack Hanson, Ward 3  
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, March 2, 2023 at 6:00 PM in Council Chambers at the Springboro Municipal Building, 320 W. Central Avenue, Springboro, Ohio.

**ITEM 2. ATTENDANCE. Council:** Mr. Chmiel and Ms. Ridd were absent. **Staff:** Mr. Pozzuto, Mr. Shackelford, Mr. McDonald and Ms. Martin were present.

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

Mayor Agenbroad also mentioned that Betty Bray is in critical condition following an accident at home on Tuesday and we are keeping her in our thoughts and prayers. (Betty Bray, who resides and owns properties in the Springboro Historic District, has routinely attended Council Meetings for more than 25 years.)

**ITEM 3. LEGISLATIVE AGENDA. – Review legislative items slated for March 2.**

- 1) **ORDINANCE: FIRST READING.** AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF SPRINGBORO, REZONING APPROXIMATELY 12.08 ACRES OF LAND LOCATED SOUTHWEST OF THE INTERSECTION OF EAST CENTRAL AVENUE (SR 73) AND RED LION-FIVE POINTS ROAD, FROM PUD-B, PLANNED UNIT DEVELOPMENT-BUSINESS, TO PUD-R, PLANNED UNIT DEVELOPMENT-RESIDENTIAL.

No discussion.

**ITEM 4. CITY MANAGER. – Issues/Reports.**

**Mr. Pozzuto reported on the following items:**

**Heatherwoode Golf Course Bridge Project:** *The bridge project is basically complete and the bridge is now functional. The only work left is some paving on the approaches to the bridge. This project was performed by Eagle Bridge Company.*

*Ms. Iverson asked if the new bridge is wider than the old one.*

*Mr. Pozzuto replied no, the new bridge specifications are the same as the old bridge, i.e., it is exactly the same size.*

**Upcoming Legislation for Water Tower Maintenance Contract:** *The City has four water towers that require painting every five to ten years and the cost per water tower is approximately \$400,000. Veolia, who manages the City's water and sewer plants, has a company called Utility Service Company. The company's only service is to maintain, paint, provide inspection and permitting services for water towers. The service agreement would be for \$154,000 per year. If the City painted four water towers, the cost would be higher than the cost to maintain this service agreement for 10 years. The cost savings over a 10-year period amounts to \$600,000-\$700,000. Although it is a 10-year contract, there is a clause allowing the City to terminate the contract. If this contract were approved by Council, the annual cost of the contract would be budgeted in and paid from the water fund. Contract details are being finalized and legislation will appear the March 16 Council Agenda for consideration.*

**Upcoming Legislation for Heatherwoode Irrigation Project:** *The City issued a \$10 million bond last year that included citywide irrigation projects and the Heatherwoode Irrigation Project was among those projects. The City received three bids for the project, and the engineer's estimate was \$3.2 million. The lowest bid received was \$3.524 million, but that included a \$300,000 contingency; therefore, the bid was exactly in line with the estimate. Contract details are being finalized and the legislation will appear on the March 16 Council Agenda. The existing irrigation system is 30 years old, which is approximately five years past its life expectancy, and needs to be replaced.*

*Mr. Brunner asked how often a water tower needs to be painted.*

*Mr. Pozzuto explained that the water towers are painted on an approximate three-year cycle.*

*Mr. Brunner inquired regarding the replacement of water towers.*

*Mr. Pozzuto responded that he believes water towers will last 50 to 100 years as long as they are properly maintained. Mr. Pozzuto commented that, in his experience, he has not heard of a community that has had to replace a water tower.*

*Mr. Harding inquired regarding the status of the North Park upgrades.*

*Mr. Pozzuto explained that the master plan is being finalized and staff is meeting with Double J Construction next week to discuss the project. Double J constructed the equipment at Kacie Jane Park. Once staff receives a cost estimate, a contract will be presented to Council for consideration most likely at the first meeting in April.*

*Mr. Harding also inquired regarding the status of the improvements to the central park area at Wright Station.*

*Mr. Pozzuto commented that they have already started working on the corner; however, there is some lead-time on the artificial turf, pavers and sail structure for the band shelter, which are all components of the central part of the project. Work will not begin on the central park area until the middle or end of April.*

Mr. Brunner asked if there were any potential businesses coming to the front section of Wright Station.

Mr. Pozzuto replied no, not at this time.

There was no further discussion regarding these items.

**Mr. Shackelford reported on the following items:**

**Springboro Chamber Monthly Breakfast:** Mr. Shackelford reported that yesterday's monthly networking breakfast was held at Hidden Valley Orchards and Councilman Harding served as the emcee. Approximately 50 people attended the breakfast.

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

**Calendar Updates:** Springboro Chamber of Commerce 2023 Hometown Expo, Saturday, March 18, 10:00 AM-3:00 PM, at Springboro High School. This event is free and open to the public. The next City Council Work Session will be held on Thursday, March 16 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.

**Mr. Hanson** – No reports.

**Ms. Iverson** – Ms. Iverson commented that a few residents have inquired about the paving of their streets. Ms. Iverson asked if there is a schedule for future roads to be paved. Ms. Iverson further commented that she spoke with a resident whose perception is that other streets have been repaved multiple times before their street.

Mr. Pozzuto explained that the street resurfacing schedule is programmed into the 5-year CIP. Mr. Pozzuto further explained that it is actually possible that certain streets are repaved multiple times before other streets are repaved. Mr. also explained that, in 2019, LJB Engineering performed a complete inventory of the City's streets. They looked at four or five different components, one was age, two was volume and traffic, three was drivability, and four was appearance. The City tries to target streets that meet all four criteria when scheduling street repaving.

**Deputy Mayor Harding** – No reports.

**Mayor Agenbroad** – Mayor Agenbroad reported that he and Mr. Pozzuto attended the Heatherwoode HOA meeting on Monday night. Overall, the meeting went very well and the residents asked a number of questions.

**ITEM 7. ADJOURNMENT.** With no further discussion, Mayor Agenbroad adjourned the Thursday, March 2, 2023 City Council Work Session at approximately 6:15 PM.

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

**CITY COUNCIL REGULAR MEETING**

THURSDAY, MARCH 2, 2023

7:00 PM

**CITY COUNCIL**

John Agenbroad, Mayor  
Stephen Harding, Deputy Mayor/At Large  
Becky Iverson, At Large  
Janie Ridd, Ward 1  
Dale Brunner, Ward 2  
Jack Hanson, Ward 3  
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, March 2, 2023 to order at 7:00 PM in Council Chambers at the Springboro Municipal Building, 320 W. Central Avenue, Springboro, Ohio.

**PUBLIC HEARING**

A PUBLIC HEARING WAS HELD BEFORE THE CITY COUNCIL OF THE CITY OF SPRINGBORO, OHIO AT 7:00 P.M. ON THURSDAY, MARCH 2, 2023 TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF SPRINGBORO, OHIO. THE PUBLIC HEARING TOOK PLACE IN COUNCIL CHAMBERS AT THE SPRINGBORO MUNICIPAL BUILDING, 320 WEST CENTRAL AVENUE (SR 73) IN SPRINGBORO.

**PUBLIC HEARING:** THIS PUBLIC HEARING WAS IN REGARDS TO A RECOMMENDATION FROM THE SPRINGBORO PLANNING COMMISSION TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF SPRINGBORO AND REZONE APPROXIMATELY 12.08 ACRES OF LAND LOCATED SOUTHWEST OF THE INTERSECTION OF EAST CENTRAL AVENUE (SR 73) AND RED LION-FIVE POINT ROAD FROM PUD-B, PLANNED UNIT DEVELOPMENT-BUSINESS, TO PUD-R, PLANNED UNIT DEVELOPMENT-RESIDENTIAL.

THIS PUBLIC HEARING WAS HELD IN ACCORDANCE WITH CHAPTER 1287, AMENDMENTS, OF THE CITY'S PLANNING AND ZONING CODE. THE PUBLIC HEARING WAS LIMITED TO 30 MINUTES; 15 MINUTES RESERVED FOR THE OPPONENTS, AND 15 MINUTES RESERVED FOR THE PROPONENTS.

A COPY OF THE APPLICATION FOR THE PROPOSED REZONING AND ACCOMPANYING GENERAL PLAN WAS AVAILABLE FOR REVIEW AT THE RECEPTION DESK AT THE SPRINGBORO MUNICIPAL BUILDING, 320 WEST CENTRAL AVENUE, SPRINGBORO, OHIO 45066 BETWEEN THE HOURS OF 8:00 A.M. AND 4:30 P.M., MONDAY THROUGH FRIDAY, LEGAL HOLIDAYS EXCLUDED. INFORMATION WAS ALSO PUBLISHED ON THE CITY'S WEBSITE AT [WWW.CI.SPRINGBORO.OH.US](http://WWW.CI.SPRINGBORO.OH.US).

MAYOR AGENBROAD STATED THAT IN KEEPING WITH PROTOCOL, COUNCIL WOULD BEGIN BY HEARING PROPONENTS FOLLOWED BY OPPONENTS. PROPONENTS/OPPONENTS SHOULD PLEASE STATE THEIR NAME AND ADDRESS FOR THE RECORD AND MAKE THEIR COMMENTS ACCORDINGLY.

CITY PLANNER DAN BORON PRESENTED BACKGROUND INFORMATION REGARDING THE RECOMMENDATION FROM THE SPRINGBORO PLANNING COMMISSION TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF SPRINGBORO AS FOLLOWS: (PRESENTATION ATTACHED.)

THE SUBJECT OF THE PUBLIC HEARING IS AN APPLICATION FOR THE REZONING OF PROPERTY TO BE DEVELOPED AS CLEARVIEW CROSSING OF STONERIDGE. THE PROPERTY IS LOCATED AT THE SOUTHWEST CORNER OF EAST CENTRAL AVENUE (STATE ROUTE 73) AND RED LION-FIVE POINTS ROAD AT THE EASTERN MOST CORNER OF THE COMMUNITY AND IS AN APPROXIMATE 12-ACRE PARCEL WITH FRONTAGE ON BOTH STATE ROUTE 73 AND RED LION-FIVE POINTS ROAD.

THE PROPERTY IS CURRENTLY ZONED PLANNED UNIT DEVELOPMENT-BUSINESS (PUD-B). THE NORTHERN PORTION OF THE PROPERTY HAS BEEN ZONED PUD-B SINCE 2002. CONCURRENT TO THE ZONING OF WHAT IS NOW NORTH HILLS AND THE ENCLAVE TO THE SOUTH, WAS A PLAN TO DEVELOP THIS PORTION OF THE PROPERTY UNDER A GENERAL PLAN THAT INCLUDED A GAS STATION, CONVENIENCE STORE, OFFICES AND OTHER RETAIL DEVELOPMENT. THE SOUTHERN PORTION OF THE PROPERTY WAS REZONED TO PUD-B IN 2007. ORIGINALLY, THAT ACREAGE WAS INTENDED TO BE "SECTION THREE" OF WHAT IS NOW THE ENCLAVE DEVELOPMENT; HOWEVER, THAT AREA WAS TURNED OVER TO THE COMMERCIAL PORTION OF THE DEVELOPMENT. SOME OF THE ELEMENTS OF THE PLAN ORIGINALLY FROM 2002 WERE SHIFTED DOWN INCLUDING AN EARTHWORK EMBANKMENT AND OTHER USES TO BUFFER THE RESIDENTIAL AREA TO THE SOUTH AND THE COMMERCIAL DEVELOPMENT OF THE AREA RIGHT AT THE CORNER OF STATE ROUTE 73 AND RED LION-FIVE POINTS ROAD. IN THE PRESENTATION, THERE IS AN AERIAL PHOTOGRAPH FROM 2020 SHOWING, UNDER SUBJECT PROPERTY, THE NATURE OF THOSE TWO PARCELS, WHICH ARE NOW ALL ZONED PUD-B, BUT THERE ARE TWO SEPARATE ZONINGS OWING TO THE MANOR AND THE HISTORY OF THE DEVELOPMENT OF THE PROPERTY, WHICH IS REFLECTED ON THE SECOND GRAPHIC IN THE PRESENTATION (PAGE 2). THERE WERE TWO ZONING STAGES FOR THE PUD-B, ONE WAS ORIGINALLY REZONED IN 2002 AND THE LATER REZONING TOOK PLACE IN 2007.

THE APPLICANT WHO IS REPRESENTED HERE TONIGHT IS MARONDA HOMES OF CINCINNATI, LLC. MARONDA HOMES HAS BEEN REPRESENTED THROUGH THE PLAN REVIEW PROCESS BY LSSE OF PITTSBURGH, PA. AGAIN, THE APPLICANT'S REQUEST IS TO REZONE APPROXIMATELY 12 ACRES OF LAND TO PLANNED UNIT DEVELOPMENT-RESIDENTIAL (PUD-R). THE ZONING LIMITS THE NUMBER OF RESIDENTIAL UNITS TO 41 LOTS WITH ALL SINGLE-FAMILY DETACHED UNITS AND ACCESSORY USES, WHICH WOULD BE BARNES, DECKS, PORCHES, ETC., NORMALLY ASSOCIATED WITH RESIDENTIAL DEVELOPMENT. THE PROPOSAL IS CONSISTENT WITH THE MASTER PLAN OF 2022 THAT WAS ADOPTED BY COUNCIL AND SPECIFICALLY POLICY AREA A, WHICH COVERS A LARGE SWATH OF THE EASTERN PORTION OF THE COMMUNITY. THAT POLICY AREA RECOMMENDED THAT THE PLAN BE CONSISTENT WITH WHAT IS IN THE EXISTING AREA OR THE EXISTING VICINITY OF THE DEVELOPMENT. THE PLANNING COMMISSION APPROVED THIS RECOMMENDATION TO COUNCIL AT ITS JANUARY 18, 2023 IN UNANIMOUS FASHION. THE RECOMMENDATION FOLLOWED TWO PRELIMINARY REVIEWS IN OCTOBER AND NOVEMBER OF 2022 AND ALSO A COURTESY NOTIFICATION TO ALL PROPERTY OWNERS WITHIN 300 FEET ABOUT THE PLANNING COMMISSION REVIEW PROCESS. THE SAME PROPERTY OWNERS WERE NOTIFIED OF TONIGHT'S PUBLIC HEARING AS WELL.

THE PLANNED UNIT DEVELOPMENT APPROVAL PROCESS INVOLVES A THREE-STEP PROCESS. THE REZONING AND GENERAL PLAN ARE THE FIRST STEP IN THE PROCESS AND IDENTIFY PERMITTED USES AND DEVELOPMENT STANDARDS SUCH AS SETBACKS, BUILDING

HEIGHTS, LOT SIZES AND MORE, AND THE GENERAL PLAN ESTABLISHES THE PRELIMINARY LAYOUT OF THE SUBDIVISION INCLUDING THE LOCATION OF STREETS, PUBLIC IMPROVEMENTS AND THE DEDICATION OF OPEN SPACE. THE GENERAL PLAN WAS ALSO RECOMMENDED BY THE PLANNING COMMISSION TO COUNCIL AT THE JANUARY 18 MEETING. THE SECOND STEP IN THE PROCESS IS A FINAL DEVELOPMENT PLAN THAT TAKES A LOT OF THE PLAN DETAILS EVEN FURTHER SUCH AS UTILITIES, ROAD IMPROVEMENTS AND OTHER PROPOSALS THAT ARE PART OF THE PLAN. FINALLY, STAGE THREE OF THE REVIEW PROCESS IS THE RECORD PLAN, WHICH INCLUDES THE DEDICATION OF OPEN SPACE, RIGHT-OF-WAY AND LOTS.

THE GENERAL PLAN IS NOT SUBJECT TO THE PUBLIC HEARING, BUT IT IS PART AND PARCEL TO THE PUD PROCESS. THIS GENERAL PLAN IS A PROPOSED RESIDENTIAL SUBDIVISION WITH PRIMARY ACCESS FROM RED LION-FIVE POINTS ROAD AND A SECONDARY ACCESS FROM THE ENCLAVE. THE PLAN INCLUDES 29% OPEN SPACE. THE PUD CHAPTER ONLY REQUIRES 25%; THEREFORE, THE OPEN SPACE FOR THIS PLAN IS ABOVE THAT STANDARD. THE PLAN PROVIDES A TRAIL THAT IS CONSISTENT WITH THE CITY'S ADOPTED 2020 BIKE & PEDESTRIAN PLAN, WHICH ULTIMATELY WILL CONNECT TO OTHER SUBDIVISIONS WITHIN THAT PORTION OF THE COMMUNITY AND HAS BEEN AN ONGOING OBSERVATION BY PROPERTY OWNERS AND RESIDENTS IN NORTH HILLS, THE ENCLAVE AND OUTSIDE OF THE CITY AS WELL. THE GENERAL PLAN WILL BE PRESENTED AS A RESOLUTION CONCURRENT TO THE THIRD READING OF THE ORDINANCE TO REZONE THE PROPERTY. THE LAST GRAPHIC SHOWS THE PROPOSED GENERAL PLAN FOR THE DEVELOPMENT. THE GENERAL PLAN INCLUDES SUCH THINGS AS HOME DESIGN. THERE WAS A REQUEST FOR OTHER MATERIALS TO BE PROVIDED AND PLANNING COMMISSION LIMITED THE MATERIALS TO NOT INCLUDE VINYL EXTERIORS AGAIN IN KEEPING WITH THE MASTER PLAN RECOMMENDATIONS. AGAIN, THE REZONING AND GENERAL PLAN WERE APPROVED AT THE PLANNING COMMISSION'S JANUARY 18 MEETING. MR. BORON OFFERED TO ANSWER ANY QUESTIONS.

MAYOR AGENBROAD PRESENTED THE ITEM FOR QUESTIONS/COMMENTS OF COUNCIL.

THERE WERE NO QUESTIONS/COMMENTS OF COUNCIL.

MAYOR AGENBROAD THANKED MR. BORON FOR HIS COMMENTS REGARDING THIS RECOMMENDATION.

MAYOR AGENBROAD INVITED ANY PROPONENTS, AND SUBSEQUENTLY ANY OPPONENTS, TO APPROACH THE PODIUM, STATE THEIR NAME AND ADDRESS FOR THE RECORD AND MAKE THEIR COMMENTS ACCORDINGLY.

**PROPONENTS:** JOANNE SHELLY, PLANNER AND LANDSCAPE ARCHITECT FOR LSSE, REPRESENTING MARONDA HOMES, 846 FOURTH AVENUE, CORAOPOLIS, PA 15108:

MS. SHELLY THANKED COUNCIL FOR GIVING THEM THE OPPORTUNITY TO SPEAK. MS. SHELLY COMMENTED THAT SHE DOES NOT REALLY HAVE MUCH MORE TO ADD BEYOND WHAT MR. BORON HAS ALREADY SHARED WITH COUNCIL, BUT SHE WOULD BE HAPPY TO ENTERTAIN ANY QUESTIONS THAT COUNCIL MAY HAVE.

MR. HANSON ASKED WHAT THE PRICE RANGE AND AVERAGE SQUARE FOOTAGE OF THE PROPOSED HOMES ARE.

MS. SHELLY RESPONDED THAT THE SQUARE FOOTAGE AND THE PRICE WOULD VARY. THE MINIMUM SQUARE FOOTAGE WILL BE ABOUT 1,376 WITH A MAXIMUM OF 2,120. THAT SQUARE FOOTAGE TAKES INTO ACCOUNT THE FACT THAT THERE ARE A VARIETY OF OPTIONS INCLUDING PORCHES, SUNROOMS AND SECOND BATHROOMS, ETC. THE PRICE POINT TODAY IS ROUGHLY BETWEEN \$200,000 AND \$400,000, BUT SHE WOULD LIKE TO POINT OUT THAT THINGS CHANGE, ESPECIALLY IN THIS REAL ESTATE MARKET. BY THE TIME THEY GET TO DEVELOPMENT AND SALES, THERE MIGHT BE A DIFFERENT PRICE POINT, BUT THAT IS THE

TARGET TO MAKE THESE AFFORDABLE MARKET RATE, NOT AFFORDABLE IN THE SENSE OF LOW INCOME, BUT AFFORDABLE IN THE SENSE THAT IT WOULD REACH OUT TO PEOPLE LOOKING FOR STARTER HOMES OR WHO ARE DOWNSIZING.

MR. HANSON COMMENTED THAT HE HEARS FROM A LOT OF PEOPLE WHO WANT AN AFFORDABLE HOME IN THE COMMUNITY.

MS. SHELLY FURTHER COMMENTED THAT THEY WOULD TARGET PEOPLE WHO WANT TO STAY IN THE COMMUNITY, BUT WANT TO REDUCE THEIR FOOTPRINT.

MR. BRUNNER ASKED IF MOST OF THE HOMES IN THE ENCLAVE ARE VINYL SIDING.

MR. BORON RESPONDED THAT ACTUALLY THOSE HOMES ARE PRIMARILY HARDIE BOARD OR HARDIE PLANK.

MR. HARDING COMMENTED THAT SIDING MATERIAL WAS ONE OF THE ITEMS PLANNING COMMISSION REVIEWED IN AN EFFORT TO MAKE SURE THE PROPOSED HOMES WILL LOOK LIKE THE SURROUNDING HOMES.

MR. BRUNNER ALSO ASKED IF THE SQUARE FOOTAGE OF THE PROPOSED HOMES IS PRETTY CLOSE TO THE SURROUNDING HOMES.

MR. BORON RESPONDED THAT THE SQUARE FOOTAGE THAT IS PROPOSED IS CONSISTENT WITH THE CITY'S ZONING CODE; THEREFORE, IT IS CLOSE TO THE SURROUNDING HOMES.

**OPPONENTS: NO OPPONENTS.**

**MAYOR AGENBROAD CLOSED THE PUBLIC HEARING AT APPROXIMATELY 7:10 PM.**

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

Invocation by Council Member Dale Brunner.

**ITEM 3. ROLL CALL.** Agenbroad, **Present**; Brunner, **Present**; Chmiel, **Absent**; Hanson, **Present**; Harding, **Present**; Iverson, **Present**; Ridd, **Absent**. Staff: Mr. Pozzuto, Mr. Shackelford, Mr. McDonald and Ms. Martin were present.

**Mayor Agenbroad called for a motion to excuse Council Members Jim Chmiel and Janie Ridd.**

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

No discussion.

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

At this time, Mayor Agenbroad asked for a moment of silence in honor and memory of Gwendolyn Chmiel, who passed away on February 25, 2023. Gwendolyn Chmiel was Councilman Jim Chmiel's mother.

*(A moment of silence was observed for Gwendolyn Chmiel.)*

- ITEM 4. APPROVAL OF MINUTES:** THE MINUTES OF THE CITY COUNCIL WORK SESSION AND REGULAR MEETING OF FEBRUARY 16, 2023.

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

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

No discussion.

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

- ITEM 5. PRESENTATIONS:** No Presentations.

- ITEM 6. LEGISLATION:** City Council held a Work Session at 6:00 PM tonight for approximately 15 minutes to discuss the following legislative items as well as other City business.

- 1) **ORDINANCE: FIRST READING.** AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF SPRINGBORO, REZONING APPROXIMATELY 12.08 ACRES OF LAND LOCATED SOUTHWEST OF THE INTERSECTION OF EAST CENTRAL AVENUE (SR 73) AND RED LION-FIVE POINTS ROAD, FROM PUD-B, PLANNED UNIT DEVELOPMENT-BUSINESS, 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 first reading of an ordinance that amends the official zoning map of the City of Springboro rezoning approx. 12.08 acres of land located southwest of the intersection of East Central Avenue (SR73) and Red Lion-Rive Points Road from PUD-B to PUD-R. This ordinance was the subject of the public hearing held at the beginning of tonight's meeting. Simply put, this is a rezoning of approximately 12 acres of land at the southwest corner of State Route 73 and Red Lion-Five Points Road. The property is currently zoned PUD-B, and the request is to rezone the property to PUD-R. Development of the property would be consistent with the City's land use plan, which Council adopted last year. Concurrent to the third reading of the ordinance to rezone the property, the General Plan, which will guide the specific development of the property, will be presented to Council for approval. The Rezoning and General Plan were approved by the Planning Commission on January 18, 2023.

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

**No action required at this time.**

- ITEM 7. REPORTS: Mayor's Report** – Springboro Chamber of Commerce 2023 Hometown Expo, Saturday, March 18, 10:00 AM-3:00 PM, at Springboro High School. This event is free and open to the public. The next City Council Work Session will be held on Thursday, March 16, 2023 beginning at 6:00 PM followed by the Regular Meeting at 7:00 PM in Council Chambers.

In addition, Mayor Agenbroad and Mr. Pozzuto attended the Heatherwoode HOA meeting on Monday. Approximately 50 residents attended and asked many questions. Mayor Agenbroad and Mr. Pozzuto appreciated being invited and were glad to be a part of that meeting.

**City Manager's Report** – No reports.

**Committee Reports** –

**Mr. Hanson** – No reports.



**Mr. Brunner** – Mr. Brunner commented that he drove by Kacie Jane Park yesterday and it was great to see the packed parking lot and all of the kids and families having a fun time at the park.

**Ms. Iverson** – Ms. Iverson commented that Heatherwoode Golf Course has been very busy due to the great weather; it is nice to see so many people golfing.

**Deputy Mayor Harding** – No reports.

**ITEM 8. OTHER BUSINESS.** No Other Business.

**ITEM 9. FINAL COUNCIL AND MANAGER COMMENTS.** Mayor Agenbroad commented that Betty Bray fell in her home on Tuesday and has been unresponsive since the accident. Mayor Agenbroad asked everyone to keep Betty and her family in our thoughts and prayers, and hope that she will come back as strong as ever. (*Betty Bray, who resides and owns properties in the Springboro Historic District, has routinely attended Council Meetings for more than 25 years.*)

**ITEM 10. GUEST COMMENTS.** No Guest Comments.

**ITEM 11. EXECUTIVE SESSION.** No Executive Session.


**ITEM 12. ADJOURNMENT.** With no further business, Mayor Agenbroad called for a motion to adjourn the Thursday, March 2, 2023 Springboro City Council Regular Meeting at approximately 7:20 PM.

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

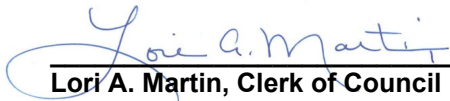
No discussion.

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

—MEETING ADJOURNED—

  
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**John H. Agenbroad, Mayor**

**John H. Agenbroad**  
\_\_\_\_\_  
**Presiding Officer**

  
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**Lori A. Martin, Clerk of Council**