

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

**CITY COUNCIL WORK SESSION**

---

**THURSDAY, JUNE 1, 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, June 1, 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 Mr. Hanson were absent. **Staff:** Mr. Pozzuto, 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 Council Members Chmiel and Hanson.

**ITEM 3. LEGISLATIVE AGENDA. – Review legislative items slated for June 1.**

- 1) **ORDINANCE: THIRD READING.** AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF SPRINGBORO, REZONING APPROXIMATELY 0.8653 ACRES OF LAND LOCATED AT THE EAST TERMINI OF EAST MARKET STREET AND EAST STATE STREET FROM R-2, LOW-DENSITY RESIDENTIAL DISTRICT, TO CBD, CENTRAL BUSINESS DISTRICT; FROM R-2, LOW-DENSITY RESIDENTIAL DISTRICT, TO M-2, HEAVY MANUFACTURING DISTRICT; AND FROM M-2, HEAVY INDUSTRIAL DISTRICT, TO CBD, CENTRAL BUSINESS DISTRICT.

This ordinance is the subject of the Public Hearing to be held at the beginning of tonight's Regular Meeting.

- 2) **ORDINANCE: FIRST READING.** AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF SPRINGBORO, REZONING APPROXIMATELY 42.08 ACRES OF LAND LOCATED AT 7878 & 7914 SHARTS ROAD FROM FRANKLIN TOWNSHIP R1B PUD, SINGLE-FAMILY RESIDENTIAL PLANNED UNIT DEVELOPMENT, TO CITY OF SPRINGBORO R-2, LOW-DENSITY RESIDENTIAL DISTRICT.

No discussion.

- 3) **RESOLUTION:** A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT WITH J.K. MEURER CORP. FOR THE “2023 JOINT REPAIR PROGRAM” PROJECT.

Mr. Brunner asked how long the joint repairs last and referred to the past repairs on Remick Blvd.

Mr. Pozzuto commented that they last approximately two to three years. Mr. Pozzuto has noticed when driving on Remick Blvd. that the repairs are breaking down, but they will keep trying to make these types of repairs. To completely resurface Remick Blvd. would most likely cost \$0.5 million. The problem with Remick Blvd. is that it has so many joints that it exacerbates the problem.

Ms. Ridd asked if the joint repairs could be redone.

Mr. Pozzuto replied yes, the joint work would need to be removed in order to repair it again.

- 4) **RESOLUTION:** A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT WITH J.K. MEURER CORP. FOR THE “CITY OF SPRINGBORO WWTP ACCESS DRIVE” PROJECT.

No discussion.

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

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

**Fairway Drive Roadway Improvements:** There are approximately 15 service laterals left to connect to homes and the intermediate course of asphalt, which will be drivable. The contractor will wait a year before applying the final course of asphalt to make sure there is no pavement settling. In the interim, the roadway will be drivable.

**Wright Station Upgrades:** Work continues on the upgrades at Wright Station, which should be finished by the end of June. The last part of that project is to install the field turf.

**I-75/SR37 Intersection Improvements:** This project began today. Duke Energy will be working at the site for two to three weeks before the construction contractor, Sunesis Construction, can begin working on the roadway improvements. ODOT is managing this project.

**Remick Blvd. & SR741 Intersection Improvements:** This project is scheduled to begin in July.

**New Video Board:** The new video board that will be used at the summer concerts and Heatherwoode Golf Course arrived today. The video board will be utilized for the Friday concerts, golf course events and various other uses. The City has already received \$18,000 in sponsorships for the concerts. In addition, the company that the video board was purchased from will be renting it from the City for several events during the year and will pay the City \$1,000 per day. In essence, the City has recouped much of the cost of the video board.

**New Storage Building at Clearcreek:** The new storage building is 99% complete. Dryden Builders was the construction contractor. The contractor is waiting for Duke Energy to set an electric meter.

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

**Mayfield Brain and Spine Groundbreaking:** The groundbreaking ceremony for Mayfield Brain and Spine was held on Tuesday, May 23. Mr. Pozzuto spoke at the ceremony on behalf of the City. Hopefully, the new construction work taking place at the site will be great marketing for the remaining land available at The Ascent office park adjacent to I-75. The coordination of the ceremony was extremely well done. The City looks forward to working with the staff of the new medical center and helping them connect with workforce resource partners.

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

**Calendar Updates:** Juneteenth Jubilee, Saturday, June 17 with Underground Railroad Tours, Festival at North Park and 3 on 3 Basketball at YMCA; see event times/details at [springborojuneteenth.com](http://springborojuneteenth.com). Concerts in the Park begin Friday, June 23 and continue every Tuesday at 7:00 PM and every Friday at 7:30 PM in July at North Park. A classical concert series will be featured on Sundays in June at 7:00 PM at North Park. The entire concert lineup can be found on the City's website, newsletters and social media.

In addition, the next City Council Work Session will be held on Thursday, June 15 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. Ridd** – In reference to the Mayfield Brain and Spine groundbreaking, Ms. Ridd commented on how complimentary they were of our City staff and Planning Commission with respect to how easy and wonderful they were to work with and how welcome they felt here. Not only Mayfield, but also their architect, K4, expressed the same sentiments.

**Ms. Iverson** – No reports.

**Deputy Mayor Harding** – No reports.

**Mayor Agenbroad** – Mayor Agenbroad reported that the Legal Committee met at 5:30 PM to review a proposed compensation adjustment for the Mayor's Court Magistrate, Kent Depoorter, under the terms of his current contract. Mr. Depoorter is currently compensated \$30,000 per year with no benefits. The Legal Committee's unanimous recommendation is to increase Mr. Depoorter's annual compensation to \$35,000 for years 2023 and 2024. Mayor Agenbroad will call for a motion at tonight's Regular Meeting under Other Business to approve this compensation adjustment for the Mayor's Court Magistrate.

Mayor Agenbroad also reported that the first Party on the Deck at Heatherwoode Golf Course was held last night. Mayor Agenbroad and Mr. Brunner both attended. Mayor Agenbroad commented that it was a great turn out, approximately 130 people attended, and the golf course staff did a great job with the event.

**ITEM 7. ADJOURNMENT.** With no further discussion in Work Session, Mayor Agenbroad adjourned the Thursday, June 1, 2023 City Council Work Session at approximately 7:10 PM.

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

**CITY COUNCIL REGULAR MEETING**

---

THURSDAY, JUNE 1, 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, June 1, 2023 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 Council Member Dale Brunner.

---

**PUBLIC HEARING**

A PUBLIC HEARING WAS HELD BEFORE THE CITY COUNCIL OF THE CITY OF SPRINGBORO, OHIO AT 7:00 P.M. ON THURSDAY, JUNE 1, 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 REZONING APPLICATION FILED BY ASSOCIATE CONSTRUCTION, CARLISLE, OHIO, PROPERTY OWNER, TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF SPRINGBORO AND REZONE APPROXIMATELY 42.08 ACRES OF LAND LOCATED AT 7878 AND 7914 SHARTS ROAD TO R-2, LOW DENSITY RESIDENTIAL DISTRICT. THE SUBJECT PROPERTY IS CURRENTLY SITUATED IN FRANKLIN TOWNSHIP AND IS THE SUBJECT OF AN ANNEXATION PETITION TO THE CITY OF SPRINGBORO. THE LANDS ARE CURRENTLY ZONED R1B, SINGLE-FAMILY RESIDENTIAL, WITH A PUD, PLANNED UNIT DEVELOPMENT, OVERLAY UNDER THE TERMS OF THE WARREN COUNTY RURAL ZONING CODE THAT IS APPLICABLE TO FRANKLIN TOWNSHIP.

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.

MAYOR AGENBROAD STATED THAT IN KEEPING WITH PROTOCOL, COUNCIL WOULD BEGIN BY HEARING PROPONENTS FOLLOWED BY OPPONENTS. PROPONENTS AND 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 PROPERTY INCLUDES TWO PARCELS TOTALING 42.08 ACRES OF LAND LOCATED ON SHARTS ROAD AT 7878 AND 7914 IN FRANKLIN TOWNSHIP. THE PROPERTY HAS FRONTAGE BOTH ON SHARTS ROAD AND ADVANCED DRIVE, WHICH WILL BECOME AN IMPORTANT ISSUE OR TOPIC LATER AS THIS PROJECT MOVES FORWARD SUBJECT TO PROCEEDING THROUGH THE ENTIRE ZONING PROCESS AND PUBLIC HEARING AND THE ANNEXATION PROCESS AS WELL. THE PROPERTY IS CURRENTLY LOCATED IN FRANKLIN TOWNSHIP AND IS SUBJECT TO AN ANNEXATION AGREEMENT, WHICH WAS MENTIONED DURING THE WORK SESSION PRIOR TO THIS REGULAR MEETING. LANDS TO THE EAST ARE SITUATED ON ADVANCED DRIVE IN THE STOLZ INDUSTRIAL PARK IN THE CITY OF SPRINGBORO AND LANDS TO THE SOUTH INCLUDE THE AREA OF CLEARCREEK PARK IN THE CITY OF SPRINGBORO. THE LANDS TO THE WEST ARE PRIMARILY IN FRANKLIN TOWNSHIP. THE MAP SHOWS THE SUBJECT PROPERTY IN BLUE AND THE CITY CORP LINE IS SHOWN IN RED.

THE LANDS ARE CURRENTLY ZONED FRANKLIN TOWNSHIP R1B PUD, SINGLE-FAMILY RESIDENTIAL PLANNED UNIT DEVELOPMENT. THE PROPOSED REZONING IS TO THE CITY OF SPRINGBORO R-2, LOW DENSITY RESIDENTIAL DISTRICT, WHICH ALLOWS UP TO FOUR UNITS PER ACRE ON 9,000 SQ. FT. LOTS OR GREATER. THE R-2 DISTRICT CAN BE FOUND THROUGHOUT LARGE AREAS OF THE COMMUNITY INCLUDING THE SPICE RACK, ROYAL OAKS AS WELL AS THE TAMARACK AREA, BROOKSIDE, FIELDSTONE AND CREEKSIDE NEIGHBORHOODS, AND IS THE CITY'S MOST COMMON CONVENTIONAL RESIDENTIAL ZONING DISTRICT. THE PLANNING COMMISSION REVIEWED THIS REZONING REQUEST ON A PRELIMINARY BASIS ON APRIL 12, 2023 AND MADE A FORMAL RECOMMENDATION TO CITY COUNCIL ON MAY 10, 2023.

THE APPLICANT IS ASSOCIATE CONSTRUCTION, WHO INTENDS TO DEVELOP THIS PROPERTY AS THE PROPOSED CEDAR CREEK RESERVE SUBDIVISION. STAFF HAS SEEN A PRELIMINARY LAYOUT OF THE SUBDIVISION, BUT IT IS NOT NECESSARILY SUBJECT TO ALL OF THE PARTICULARS OF THIS PUBLIC HEARING TONIGHT; IT IS JUST TO SHOW THE LAY OF THE LAND AND MAKE SURE THAT THE PROPERTY WORKS PER THE PRELIMINARY PLAN. ZONING IS JUST THE ABSOLUTE MAXIMUM DENSITY THAT WOULD BE PERMITTED ON THE SITE. THE DEVELOPMENT OF THE PROPERTY IS SUBJECT TO LAYOUT AND WORK WITH THE CITY'S ENGINEERING DEPARTMENT AND OTHERS TO MAKE SURE THAT THE PROPERTY WORKS FOR ENGINEERING AND OTHER DETAILS INCLUDING PROVISION OF STREETS AND UTILITIES UNDERGROUND.

FOLLOWING COUNCIL'S CONSIDERATION AND REVIEW PROCESS, ASSUMING THAT THE REZONING AND THE ANNEXATION MOVES THROUGH, THIS PLAN WOULD BE SUBJECT TO A PRELIMINARY SUBDIVISION PLAN REVIEW BY CITY STAFF AND THEN ULTIMATELY THE PLANNING COMMISSION, FOLLOWING THE NORMAL COURSE OF THE REZONING PROCESS. THEN, THERE WOULD BE CONSTRUCTION PLAN REVIEW BY CITY STAFF AND ULTIMATELY A RECORD PLAN REVIEW AND APPROVAL BY PLANNING COMMISSION AND CITY COUNCIL. THE NEXT OPPORTUNITY FOR COUNCIL TO REVIEW THIS PLAN WOULD BE THE SUBDIVISION OF THE PROPERTY INTO LOTS, DEDICATION OF RIGHT-OF-WAY AND ALSO OPEN SPACE FIRST BY PLANNING COMMISSION AND ULTIMATELY BY CITY COUNCIL.

MR. BORON CONCLUDED HIS COMMENTS BY OFFERING 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:** 1) ROD MORRIS, 31 EAGLE COURT, CARLISLE, OHIO – MR. MORRIS GENERALLY COMMENTED AS FOLLOWS:

I AM WITH ASSOCIATE CONSTRUCTION AND I AM BASICALLY REPRESENTING THE DEVELOPER HERE. I AM HERE TO ANSWER ANY QUESTIONS THAT YOU MAY HAVE AS FAR AS THE DEVELOPMENT OR WHAT OUR INTENTIONS ARE. WE ARE A DEVELOPER/BUILDER SO WHEN WE DEVELOP THE SITE WE WILL BE BUILDING ALL OF THE HOMES, AND WE ARE A CUSTOM HOME BUILDER. WE INITIALLY APPROACHED CHRIS (CHRIS POZZUTO, CITY MANAGER) ABOUT THE DEVELOPMENT. THROUGH A LOT OF DIFFERENT DISCUSSIONS, THE BASIC ISSUE WAS THE UTILITIES, BUT WE WERE ABLE TO GET TOGETHER AND FIGURE OUT WHAT WE WANTED TO DO AND HE WAS ABLE TO HOPEFULLY GET THE WATER FOR US, ETC., AND THAT IS WHY WE ARE PROPOSING TO BUILD 75 NEW HOMES THERE. WE LIKE THE SITE. IT HAS A NICE WOODED SETTING; IT IS PRIVATE AND DEFINITELY FITS THE PROPOSED ZONING CHANGE.

MS. IVERSON COMMENTED THAT MR. MORRIS ATTENDED THE PLANNING COMMISSION MEETINGS CONCERNING THIS REZONING AT WHICH TIME COMMISSION MEMBERS ASKED A LOT OF QUESTIONS, WHICH WERE ANSWERED. MS. IVERSON EMPHASIZED, FOR COUNCIL'S KNOWLEDGE, THAT THE PLANNING COMMISSION PROPOSED A LOT OF QUESTIONS TO MR. MORRIS.

MAYOR AGENBROAD COMMENTED THAT TWO COUNCIL MEMBERS SERVE ON PLANNING COMMISSION AS PART OF THE SEVEN-MEMBER COMMISSION, AND THE PLANNING COMMISSION VETS THE PLAN BEFORE RECOMMENDING IT TO COUNCIL FOR CONSIDERATION.

NO OTHER PROPONENTS CAME FORWARD.

**OPPONENTS:** 1) BOBBI QUILLEN, 7820 SHARTS ROAD, FRANKLIN TOWNSHIP, OHIO – MS. QUILLIN GENERALLY COMMENTED AS FOLLOWS:

I AM OPPOSED TO THE REZONING CHANGE MOSTLY BECAUSE THIS WOULD BE THE THIRD CHANGE, WHICH IS MY UNDERSTANDING. IT WAS INDUSTRIAL ONE, THEN IT WAS CHANGED TO THE REAL ESTATE TYPE ONE, AND NOW YOU WANT TO CHANGE IT TO R-2, AND 78 HOUSES BEHIND MY HOUSE IS, I THINK, A LOT FOR THAT AREA ESPECIALLY CONSIDERING THAT IT SEEMS LIKE IT IS ALL BEING PUSHED RIGHT BEHIND MY HOUSE. I SEE THAT THE CITY IS GETTING LAND FOR THE PARKS. MY CONCERN IS, NUMBER ONE, THAT THE PROPERTY BEHIND MY HOUSE AND BEHIND THE HOUSE NEXT DOOR, WHICH USED TO BE MY GRANDMOTHER'S, ALL THAT LAND BACK THERE WAS A JUNK YARD, WHICH IS WHY I AM SURE IT WAS ZONED INDUSTRIAL. I WAS NOT OPPOSED TO THE FIRST REZONING IN THAT IT LOOKED LIKE THE HOUSES WERE SPREAD APART, AND IT LOOKED LIKE THEY WERE TRYING TO TAKE INTO ACCOUNT THE TERRAIN, BUT THIS IS THE THIRD TIME AND I JUST FEEL LIKE –I AM NOT SAYING IT IS TRUE– BUT I FEEL LIKE THEY ARE SHOPPING AROUND TO GET SOMETHING DONE WITH THE PROPERTY. MOST OF WHERE THEY ARE TALKING ABOUT, IF MY UNDERSTANDING IS CORRECT, IS LIGHT INDUSTRIAL SO NOW YOU ARE GOING TO THROW HOMES IN THE MIDDLE OF IT THAT I WAS TOLD WOULD BE LIKE SETTLERS WALK, BUT NOW I AM HEARING TAMARACK HILLS SO THAT IS KIND OF A DIFFERENCE IN THE HOUSING. THOSE ARE SOME OF MY CONCERNS. THE OTHER CONCERN THAT I HAVE IS, BECAUSE I READ THE ANNEXATION

AGREEMENT AND IF I AM READING IT CORRECTLY, IT MEANS THE TOWNSHIP IS STILL GOING TO BE RESPONSIBLE FOR EMERGENCY VEHICLES AND THE ROAD PLOWING AND MAINTAINING THE ROAD FROM WHERE SPRINGBORO AND FRANKLIN TOWNSHIP END, BUT SINCE YOU HAVE HAD THE PARK THERE THE TRAFFIC HAS INCREASED EXPONENTIALLY WHERE PEOPLE CUT THROUGH, AND NOW YOU ARE GOING TO ADD 78 HOUSES. I DO NOT KNOW HOW MANY DRIVERS THAT IS, BUT THAT IS GOING TO PUT A LOT OF STRESS ON THE ROAD AND A LOT MORE TRAFFIC. THANK YOU.

MS. QUILLEN'S COMMENTS WERE DULY NOTED FOR THE RECORD.

NO OTHER OPPONENTS CAME FORWARD.

MAYOR AGENBROAD CLOSED THE PUBLIC HEARING AT APPROXIMATELY 7:15 PM.

---

ITEM 3. **ROLL CALL.** Agenbroad, Present; Brunner, Present; Chmiel, Absent; Hanson, Absent; Harding, Present; Iverson, Present; Ridd, Present. Staff: Mr. Pozzuto, 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 Members Jim Chmiel and Jack Hanson.

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

No discussion.

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

ITEM 4. **APPROVAL OF MINUTES:** THE MINUTES OF THE CITY COUNCIL WORK SESSION AND REGULAR MEETING OF MAY 18, 2023.

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

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

No discussion.

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

ITEM 5. **PRESENTATIONS:** No Presentations.

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.

- 1) **ORDINANCE O-23-5: THIRD READING.** AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF SPRINGBORO, REZONING APPROXIMATELY 0.8653 ACRES OF LAND LOCATED AT THE EAST TERMINI OF EAST MARKET STREET AND EAST STATE STREET FROM R-2, LOW-DENSITY RESIDENTIAL DISTRICT, TO CBD, CENTRAL BUSINESS DISTRICT; FROM R-2, LOW-DENSITY RESIDENTIAL DISTRICT, TO M-2, HEAVY MANUFACTURING DISTRICT; AND FROM M-2, HEAVY INDUSTRIAL DISTRICT, TO CBD, CENTRAL BUSINESS DISTRICT, was read by the Clerk of Council. Mr. Pozzuto's comments are summarized as follows:

This is the third reading of an ordinance to amend the City's official zoning map to rezone approximately 0.8653 acres located at the east termini of East Market Street and East State

Street. Essentially, this rezoning allows the property owner, High Concrete, to consolidate five different parcels of property into two different zoning districts that match the existing zoning districts on the east and west sides of the property respectively.

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

**Mayor Agenbroad called for a motion to adopt Ordinance O-23-5.**

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

No discussion.

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

- 2) **ORDINANCE: FIRST READING.** AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF SPRINGBORO, REZONING APPROXIMATELY 42.08 ACRES OF LAND LOCATED AT 7878 & 7914 SHARTS ROAD FROM FRANKLIN TOWNSHIP R1B PUD, SINGLE-FAMILY RESIDENTIAL PLANNED UNIT DEVELOPMENT, TO CITY OF SPRINGBORO R-2, LOW-DENSITY RESIDENTIAL DISTRICT, was read by the Clerk of Council. Mr. Pozzuto's comments are summarized as follows:

This is the first reading of an ordinance to amend the City's official zoning map to rezone approximately 42.08 acres located at 7878 & 7914 Sharts Road from Franklin Township R1B PUD, Single-Family Residential Planned Unit Development, to City of Springboro R-2, Low-Density Residential District. This ordinance was the subject of the public hearing at the beginning of tonight's meeting. The property to be rezoned is currently situated in Franklin Township and will be rezoned to the R-2 zoning district. This property is also the subject of an annexation petition by the property owner, Associate Construction.

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

**No action required at this time.**

- 3) **RESOLUTION R-23-13:** A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT WITH J.K. MEURER CORP. FOR THE "2023 JOINT REPAIR PROGRAM" PROJECT, was read by the Clerk of Council. Mr. Pozzuto's comments are summarized as follows:

This resolution authorizes a contract with J.K. Meurer Corp. for the "2023 Joint Repair Program." This annual program began approximately five or six years. This work repairs the transverse joints that are typically found along the roadway resulting from the starting/stopping points that occurred when the asphalt was originally poured. This year's program consists of 1,200 linear feet of transverse cracks on Advanced Drive and surface asphalt repair on Settlers Walk Boulevard. The City received one bid from J.K. Meurer Corp. in the amount of \$61,435. The engineer's estimate for this work was \$100,000.

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

**Mayor Agenbroad called for a motion to adopt Resolution R-23-13.**

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



No discussion.

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

- 4) **RESOLUTION R-23-14:** A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT WITH J.K. MEURER CORP. FOR THE “CITY OF SPRINGBORO WWTP ACCESS DRIVE” PROJECT, was read by the Clerk of Council. Mr. Pozzuto’s comments are summarized as follows:

This resolution authorizes a contract with J.K. Meurer Corp. for the “City of Springboro Waste Water Treatment Plant Access Drive.” The City installed a new fence to shield the waste water plan from view. There is a gate in the fence located directly across from Myers Creek Lane on W. Mill Street, which was always intended for an access road to access the back of the treatment plant. In short, the access drive will be constructed off West Mill Street. The City received one bid from J.K. Meurer in the amount of \$208,586. The engineer’s estimate for this project was \$200,000; therefore, the bid does fall within the 10% threshold.

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

**Mayor Agenbroad called for a motion to adopt Resolution R-23-14.**

**Ms. Ridd motioned. Ms. Iverson seconded the motion.**

No discussion.

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

- ITEM 7. REPORTS: Mayor’s Report** – Juneteenth Jubilee, Saturday, June 17 with Underground Railroad Tours, Festival at North Park and 3 on 3 Basketball at YMCA; see event details at springborojuneteenth.com. Concerts in the Park begin Friday, June 23 and continue every Tuesday at 7:00 PM and every Friday at 7:30 PM in July at North Park. In addition, the Journey tribute band E5C4P3 will perform on Saturday, July 1 at 7:30 PM at North Park. A classical concert series will be featured on Sundays in June at 7:00 PM at North Park. The entire concert lineup can be found on the City’s website, newsletters and social media.

In addition, the first Party on the Deck at Heatherwoode Golf Course was held last night with approximately 130 people in attendance. Mayor Agenbroad commented that it was a great event compliments to staff.

The next City Council Work Session will be held on Thursday, June 15 at 6:00 PM followed by the Regular Meeting at 7:00 PM in Council Chambers.

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

**Committee Reports** –

**Mr. Brunner** – No reports.

**Ms. Ridd** – No reports.

**Ms. Iverson** – No reports.

**Deputy Mayor Harding** – No reports.

- ITEM 8. OTHER BUSINESS.** As discussed at the Work Session, Ms. Martin presented the following advisement to City Council regarding an annexation petition:

AS THE CLERK OF COUNCIL OF THE CITY OF SPRINGBORO, OHIO, I AM OFFICIALLY ADVISING THE CITY COUNCIL THAT A PETITION FOR ANNEXATION BY ASSOCIATE CONSTRUCTION, INC. OF 42.082 ACRES, MORE OR LESS, IN FRANKLIN TOWNSHIP, WARREN COUNTY, OHIO TO THE CITY OF SPRINGBORO, OHIO, UTILIZING THE EXPEDITED TYPE-1 ANNEXATION SPECIAL PROCEDURE PROVIDED BY ORC SECTION 709.022, WAS APPROVED BY THE WARREN COUNTY, OHIO BOARD OF COMMISSIONERS ON MARCH 7, 2023 AND WAS RECEIVED BY THE CITY ON MARCH 23, 2023. AS ADVISED, THE CITY COUNCIL HAS 120 DAYS TO TAKE ACTION ON THIS ANNEXATION PETITION.

MS. MARTIN CONFIRMED THAT COUNCIL MEMBERS RECEIVED A COPY OF THE ANNEXATION PETITION INCLUDING THE RESOLUTION OF THE BOARD GRANTING THE PETITION AND THE ACCOMPANYING MAP OR PLAT.

As discussed at the Work Session, Mayor Agenbroad called for the following motion:

THE COUNCIL LEGAL COMMITTEE HAS REVIEWED THE PROPOSED COMPENSATION ADJUSTMENT FOR THE MAYOR'S COURT MAGISTRATE, KENT DEPOORTER, AND BASED ON THE COMMITTEE'S RECOMMENDATION, A MOTION IS IN ORDER TO APPROVE A \$5,000 SALARY INCREASE FOR THE YEARS 2023 AND 2024 UNDER THE TERMS OF THE MAGISTRATE'S CURRENT LEGAL SERVICES AGREEMENT.

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

No discussion.

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

**ITEM 9. FINAL COUNCIL AND MANAGER COMMENTS.** Mayor Agenbroad commented on the success of the Memorial Day event this year and thanked City Staff for their support and assistance as well as the schools and all of the other community sponsors and everyone who participated. Mayor Agenbroad added that this year's parade was the largest parade in the history of the Memorial Day program in terms of vehicles, etc.

**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, June 1, 2023 Springboro City Council Regular Meeting at approximately 7:25 PM.

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

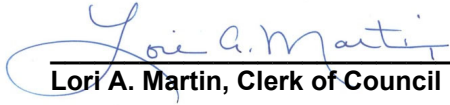
No discussion.

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

—MEETING ADJOURNED—

  
\_\_\_\_\_  
John H. Agenbroad, Mayor

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

  
\_\_\_\_\_  
Lori A. Martin, Clerk of Council

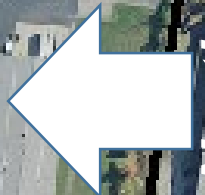
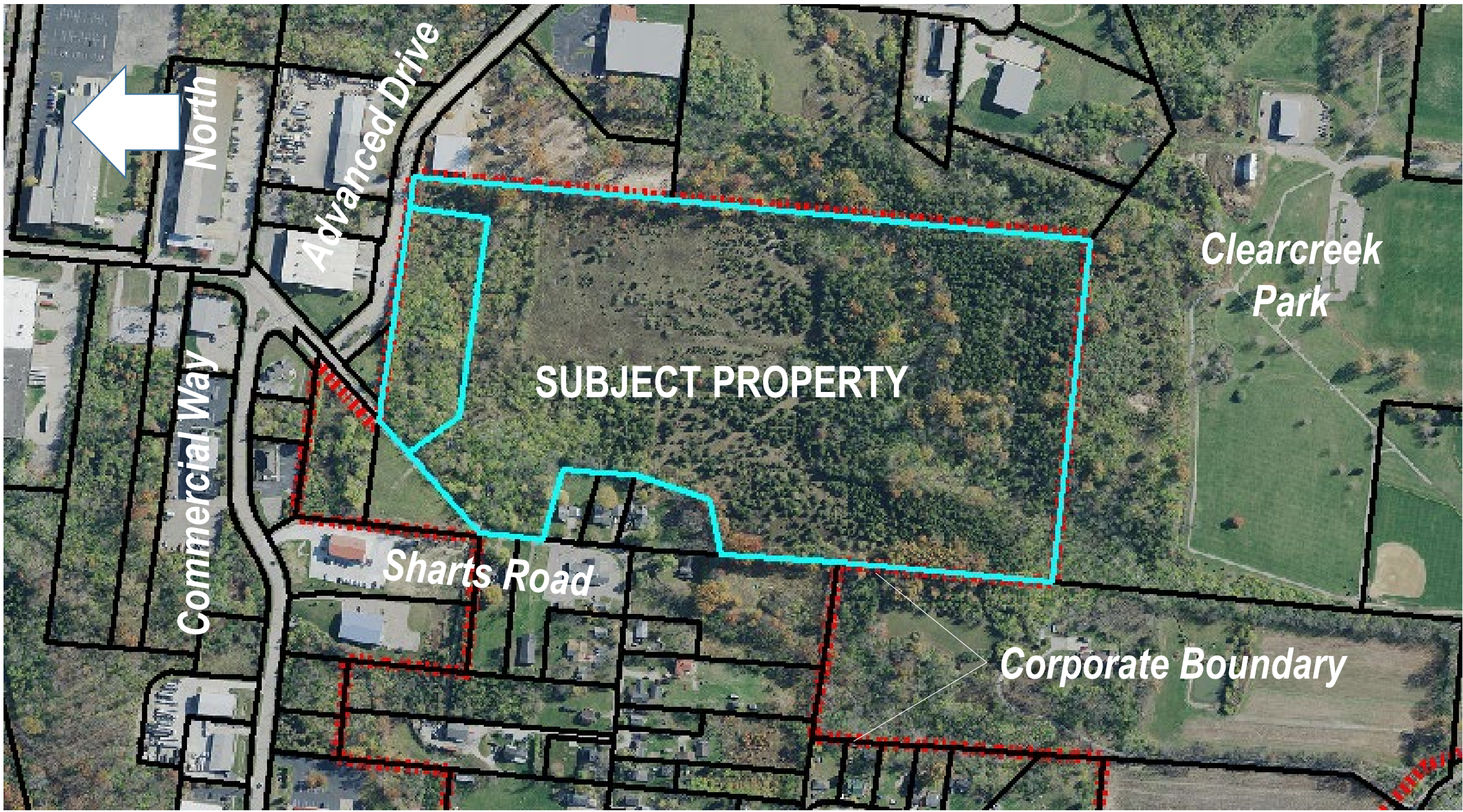
An aerial photograph of a suburban area, showing a mix of green fields, roads, and residential buildings. The text is overlaid on the image.

# Public Hearing 7878 & 7914 Sharts Road Rezoning

Thursday, June 1, 2023

# Background Information

- Subject property includes two parcels totaling 42.08 acres; site is vacant
- Frontage on Sharts Road and Advanced Drive
- Currently in Franklin Township; subject to annexation agreement between City and Franklin Township
- Lands to east are situated on Advanced Drive in Stolz Industrial Park
- Land to south includes Clearcreek Park



North

Advanced Drive

Commercial Way

Sharts Road

SUBJECT PROPERTY

Clearcreek Park

Corporate Boundary

# Zoning Request

- Currently Franklin Township R1B PUD, Single-Family Residential Planned Unit Development
- Rezone to R-2, Low-Density Residential District
- Allows up to four units per acre on 9,000 square foot lots
- R-2 District includes Spice Rack, Tamarack, Royal Oaks, Brookside, Fieldstone, Creekside
- Planning Commission approved recommendation to rezone at May 10<sup>th</sup> meeting
- Associate Construction intends to development property as Cedar Creek Reserve subdivision

# Next Steps

- Preliminary subdivision plan review by City staff, then Planning Commission
- Construction plan review by City staff
- Record plan review and approval by Planning Commission, City Council