

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

CITY COUNCIL WORK SESSION

THURSDAY, SEPTEMBER 2, 2021

6:00 PM

CITY COUNCIL

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

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, September 2, 2021 at 6:00 PM in Council Chambers at the Springboro Municipal Building, 320 W. Central Avenue, Springboro, Ohio.

ITEM 2. ATTENDANCE. Council: All present. **Staff:** Mr. Pozzuto, Mr. Shackelford, Mr. McDonald and Ms. Martin were present. Police Chief Jeff Kruithoff and City Planner Dan Boron were also present.

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

- 1) **ORDINANCE: SECOND READING.** AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF SPRINGBORO, REZONING APPROXIMATELY 103.32 ACRES OF LAND LOCATED AT 605 NORTH MAIN STREET, BEARING WARREN COUNTY PARCEL NO. 04144220050, FROM R-1, ESTATE-TYPE RESIDENTIAL DISTRICT, TO PUD-MU, PLANNED UNIT DEVELOPMENT-MIXED USE.

Mayor Agenbroad noted that this item would be discussed at tonight's Regular Meeting following the second reading. Mayor Agenbroad also noted that Deputy Mayor Ridd would recuse herself from any deliberations and consideration of Legislative Item 1 during tonight's Regular Meeting.

- 2) **RESOLUTION:** A RESOLUTION AUTHORIZING THE CITY OF SPRINGBORO, OHIO ("CITY") TO ENTER INTO AN AGREEMENT FOR THE SALE OF CONDUIT BANK AND THE LICENSE OF THE PUBLIC RIGHT-OF-WAY FOR INSTALLATION OF CONDUIT AND FIBER OPTICS CABLE WITH CINCINNATI BELL EXTENDED TERRITORIES, LLC ("CINCINNATI BELL").

Mr. Pozzuto commented that this agreement allows for the sale of the remainder of the City's four conduit banks to Cincinnati Bell. Cincinnati Bell will be the City's second ISP or

high-speed internet service provider for residents to choose from. The City will sell the remainder of that portion of the project to Cincinnati Bell for \$1.5 million. Mr. Pozzuto further commented that the City will have the fiber project completely paid off before it is even completed. Cincinnati Bell's timeframe for build out is 2022-2023. Due to the fiber project, City residents will have three internet service providers to choose from and will have accomplished the goal of bringing some competition to the community in this service realm. Mr. Pozzuto emphasized that residents have a choice to either use the new internet service providers or continue with the existing provider; it is the resident's choice. Mr. Pozzuto also commented that competition usually brings better service and lower prices.

ITEM 4. CITY MANAGER. – Issues/Reports.

No reports.

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

Calendar Events: *Bike the Boro & The Big Event* will be held on Saturday, September 4, 10:00AM-1:00PM, which features a festival at North Park and a 2-mile, 10-mile and 16-mile bike ride for cyclists of all ages. Labor Day will be observed on Monday, September 6; whereby, the offices will be closed.

In addition, the next City Council Work Session will be held on Thursday, September 2 at 6:00 PM followed by the Regular Meeting at 7:00 PM in Council Chambers.

Architectural Review Board Appointments: The ARB currently has two openings due to the recent resignations of two members whose terms expire on December 31. Council discussed the qualifications of two new applicants, Ken Schory and Christine Wellman, to fulfill those unexpired terms on the ARB.

City Planner Dan Boron commented that he is somewhat familiar with both applicants through e-mail correspondence and specifically Christine Wellman's service as Vice President of the Springboro Historical Society.

After a brief discussion, it was the consensus of Council to consider the appointment of Ken Schory and Christine Wellman at tonight's Regular Meeting under Other Business.

Mayor Agenbroad noted that ARB member Bill Haggerty will be recognized at tonight's Regular Meeting under Presentations for nine years of service as a board member. Mayor Agenbroad commented that Mr. Haggerty has been a very dedicated City volunteer.

ITEM 6. CITY COUNCIL. – Issues/Reports.

Mr. Harding – No reports.

Mr. Hanson – Mr. Hanson will comment on the upcoming Oktoberfest at tonight's Regular Meeting under Reports.

Mr. Chmiel – No reports.

Mr. Brunner – No reports.

Ms. Iverson – Ms. Iverson will comment on ARTFest, which was held this past weekend, at tonight's Regular Meeting under Reports.

Deputy Mayor Ridd – No reports.

Mayor Agenbroad – Mayor Agenbroad commented that he and Ms. Iverson attended the Springboro Chamber Breakfast this morning and Clearcreek Township Trustee Steve Mutterspaw was the guest speaker. Mr. Mutterspaw had some nice comments to make about the community, and we thank him for his service.

In addition, Mayor Agenbroad announced that he attended a Hospice 5K event this past weekend, which moved from Middletown to Springboro. The event has raised \$4,000-\$5,000 in past years. This year's event kicked off on Saturday in Springboro at 9:00 AM and they raised \$9,400 with a good turnout from the community.

ITEM 7. ADJOURNMENT. With no further discussion, Mayor Agenbroad adjourned the Thursday, September 2, 2021 City Council Work Session at approximately 6:10 PM.

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

CITY COUNCIL REGULAR MEETING

THURSDAY, SEPTEMBER 2, 2021

7:00 PM

CITY COUNCIL

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

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, September 2, 2021 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 Mayor John Agenbroad.
- ITEM 3. ROLL CALL.** Agenbroad, Present; Brunner, Present; Chmiel, Present; Hanson, Present; Harding, Present; Iverson, Present; Ridd, Present. Staff: Mr. Pozzuto, Mr. Shackelford, Mr. McDonald and Ms. Martin were present. Police Chief Jeff Kruthoff and City Planner Dan Boron were also present.
- ITEM 4. APPROVAL OF MINUTES:** THE MINUTES OF THE CITY COUNCIL WORK SESSION AND REGULAR MEETING OF AUGUST 19, 2021.
- Mayor Agenbroad presented the minutes for additions/corrections. No additions/corrections.
- Mayor Agenbroad called for a motion to approve the Minutes.**
- Mr. Harding motioned. Ms. Iverson seconded the motion.**
- No discussion.
- VOTE:** Agenbroad, Yes; Chmiel, Yes; Hanson, Yes; Harding, Yes; Brunner, Yes; Ridd, Yes; Iverson, Yes. [7-0]
- ITEM 5. PRESENTATIONS:** SPECIAL RECOGNITION OF BILL HAGGERTY FOR VOLUNTEER SERVICE AS A CITY BOARD MEMBER.

Architectural Review Board Chair Matt Leedy's comments are summarized as follows: Mr. Leedy stated that he is honored to take part in the well-deserved recognition of Bill Haggerty's service and is speaking on behalf of the members of the ARB. As a city, we have a debt of gratitude to Mr. Haggerty for almost a decade of service to the ARB and the City of Springboro. During that time, Mr. Haggerty has been a consistent ambassador and supporter with his unwavering commitment to preserving our City's history and architecture. As an educator in the community on historic design standards, as a leader with the board, also helping as new members joined both in a formal and informal capacity, and developing new design standards as we evolve as a historic community, working tirelessly with home owners that need additional help navigating through the process and finally supporting the City's Historic Preservation Awards Program through his presence, his recommendations and his personal pottery art presented annually to recipients as part of the award. Additionally, Mr. Haggerty has served the City and community all while preserving and restoring a beautiful home of his own in historic downtown Springboro. Mr. Leedy further commented that on a personal note he has had the good fortune of being Mr. Haggerty's neighbor for the past few years. It is hard to believe based on his commitment to the community, but he would offer that he is an even better neighbor and all around great human being than what we are recognizing him for this evening. As Mr. Haggerty moves on to a new chapter, it is important that he knows he will be missed in this community and we thank him for his unwavering commitment to the preservation of our history. Mr. Haggerty finally stated that he is happy he could take a moment to recognize Mr. Haggerty and thank him for all he has done for Springboro and for the Architectural Review Board.

Deputy Mayor Ridd, Council's representative to the board, along with Mr. Leedy presented Mr. Haggerty with a service award plaque in recognition of nine years (2013-2021) of dedicated service to the City of Springboro Architectural Review Board and thanks for his time and valuable contributions as a community leader and his commitment to the progress of our community.

Deputy Mayor Ridd graciously thanked Mr. Haggerty for all of his service, his friendship, his input and all of his knowledge.

Mr. Haggerty thanked City Council for recognizing his service and for their dedication to the historic downtown, and how much it means to have members of City Council sit on the board.

Mayor Agenbroad and Council Members thanked Mr. Haggerty for his service and comments, and concluded the presentation.

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.

At this time, Deputy Mayor Ridd recused herself and exited the meeting.

- 1) **ORDINANCE: SECOND READING.** AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF SPRINGBORO, REZONING APPROXIMATELY 103.32 ACRES OF LAND LOCATED AT 605 NORTH MAIN STREET, BEARING WARREN COUNTY PARCEL NO. 04144220050, FROM R-1, ESTATE-TYPE RESIDENTIAL DISTRICT, TO PUD-MU, PLANNED UNIT DEVELOPMENT-MIXED USE was read by the Clerk of Council. Mr. Pozzuto's comments are summarized as follows:

Before Mr. Pozzuto's comments, Mayor Agenbroad addressed the audience guests by stating that the volume of the mics have been fine-tuned and amplified and he encouraged guests to speak clearly into the mic and state their name and address for the record. In addition, chairs were placed in the front of the room for those who may have difficulty hearing the proceedings.

Mr. Pozzuto commented that he wanted to make everyone aware that as of Tuesday, staff did receive a revised plan from the applicant/developer. (A copy of the referenced plan is attached.) After a quick analysis by staff, the changes to the plan for discussion tonight are as follows:

The applicant/developer has removed the multi-family completely from the plan thus removing the 252 living units. The senior independent living has been shifted to the south. The senior living component still has 113 units, but it has moved, based on the original drawing, from north to south. There are now 32 owner occupied townhomes that have been added in the area where the multi-family was previously, and now there are a total of 79 townhomes. The commercial has now increased from 14 to 19 acres as indicated on the drawing. The total number of housing units, single-family lots and townhomes is now 299 versus the Planning Commission recommended version of 519 and the original proposal of 577, which constitutes a 48% reduction from the original submittal and a 42% reduction from the Planning Commission recommended plan. Again, the City received this revised plan from the developer on Tuesday, and it has been published on the City's website, included in a Dayton Daily News article and has been published on social media sites one or twice.

Mayor Agenbroad commented that at the August 5 Council Meeting he told the developers to sharpen their pencil and take a hard look at the multi-family component of the plan. Other Council Members weighed in as well that night and he would be remiss if he did not commend the developers for the changes they made for Planning Commission as well as the changes that Council asked them to take a look at. Mayor Agenbroad further commented that as a professional negotiator for many years, it never matters where you start, it is where you finish at the end.

Mayor Agenbroad commented that he had a few questions. Mayor Agenbroad stated that, all of a sudden, people have been e-mailing and calling him and one of the calls happened to say that the 252 multi-family has been replaced with townhouses and condos. It is his understanding from what he has been looking at, that we have posted, and reviewing it, that those 252 (multi-family units) are no longer there; it is all retail and office space. Is that correct?

Mr. Pozzuto replied, that is correct except for the 32 additional townhomes kind of on the west side. Mr. Pozzuto explained that 252 units were not replaced with 252 units; it was only 32 owner occupied townhomes. The rest is the commercial area that has been extended to the south per the drawing.

Mayor Agenbroad asked what does that do for the density.

Mr. Boron commented that the density now as we calculate it in the City of Springboro in the manner in which we have been calculating it his whole time, 23 years, at the City of Springboro is simply taking the amount of residential acreage, dividing it by the total number of units and constitutes a development density of 3.56 dwelling units per acre, that is again 299 units divided over 84 acres of development area.

Mayor Agenbroad asked how does that compares to other developments we have in Springboro.

Mr. Boron thanked the City Manager for the opportunity to take a look at all of the development history in the City at least dating back to about 1999 in order to take a hard look at this because there has been a lot discussed and he just wanted you as members of Council to have that information. For example, the development density of Hunter Estates or Hunter Springs, the neighborhood immediately adjacent to the proposed development, has a development density of 1.86 dwelling units per acre. The area that is immediately to south, which is known as the Spice Rack includes Springbrook development, Springwood Country Club Estates and

Woodridge Estates including the Springboro Commons and Renwood condos has a development density of 3.02 dwelling units per acre. Other developments, including Settlers Walk, have a development density of 2.9 units per acre. Mr. Boron pointed out that in some cases, the trade between development density being lower is in the case of PUDs, they have much more open space and in that case Settlers Walk has roughly 12.1 dwelling units per acre. There are some multi-family areas and areas with condos and quads he wants to point out too. For example, The Springs was developed at 5.14 units per acre and that includes the Waterside Condos, which are currently nearing completion by Fischer Development, The Falls apartments including all The Falls apartments including the ones that are not yet developed. Adjacent to that area is the Village Park residential area, which is known as Park Side Row, which was developed at 6.18 dwelling units per acre between 2015 and 2017 immediately to the north. That is some of the development acreage densities for some of the multi-family or higher residential development areas in the immediate area. Tamarack, just for comparison, which includes four separate subdivisions including Tamarack Hills, Royal Tamarack, Royal Springs and Royal Meadows, has a development density of 2.58 dwelling units per acre and was developed starting in 1969 and completing around 1990.

Mr. Harding commented that sitting through the multiple meetings through the Planning Commission process and considering the Land Use Plan of 2009 with the 6 to 8 units per acre, they broke it down for everybody's benefit. The previous plan was shown as 5.8 as a whole as Mr. Boron is saying now that it has a density of 3.56 as a whole, but there was a big controversy and they went to other cities, who said they do not use independent living as part of the density calculation, but other cities do include independent living as part of the calculation. The Planning Commission broke it down by adding independent living and the density was 6.73 at that time, then they added the independent living, but took out the homestead, but they were still within that 6.8 density that follows the land use plan. Mr. Harding asked what the densities would be now with the same calculations for consideration to compare. For example, if we add the independent living like some people say we should, even though we are not calculating it for that benefit, do we have that calculation to compare how the densities were calculated at the Planning Commission meetings altogether.

Mr. Boron replied that if you include the farmland in that calculation, the development density goes up to 4.2 dwelling units per acre from the current 3.56 dwelling units per acre.

Mr. Harding confirmed that calculation is taking the farmland out.

Mr. Boron replied yes, that includes removing two dwelling units and taking out the 13 acres.

Mr. Hanson asked what the density would be if we added the independent living.

Mr. Harding commented that it was a big conversation during the Planning Commission meetings and they broke those calculations out to try to follow the Land Use Plan of 2009 being 6 to 8 units per acre, but for the benefit of the doubt broke those calculations out separately.

Ms. Iverson commented that there has been a lot of discussion about not putting the multi-family in the plan and now is the first time it is being considered. Ms. Iverson asked what the strategy is going forward if the multi-family is removed with respect to all of these discussions around the commercial side, and restaurants in particular.

Mr. Pozzuto asked Mr. Dillin to answer that question.

In the meantime, Mr. Boron answered Mr. Harding's previous question by stating that if you would include, which the City does not typically, the 113-unit independent living facility within the calculation, and he did not change the acreage below that number, the density drops a little bit to 5.02 dwelling units per acre.

Mr. Harding confirmed that he just wanted to compare how they broke down the densities into the three scenarios at the Planning Commission level, and he wanted to break it out evenly with the new density.

Mr. Dillon commented that Ms. Iverson's question begs a lot of detail in its answer. When they put together a project like this, every part depends on every other part. When the suggestion was made, what happens when you take out multi-family, they had to go back and study that to really understand what the impacts would be, and then, could they create a successful plan they are comfortable with if there is no multi-family. They have not actually completed all of that study, but he is confident if they have no multi-family they could still create the kind of quality and sustainable development that they have been committed to from the beginning. The question is exactly what would they propose to replace that multi-family with and what they have shown at the moment is to move the independent living into the former multi-family location and add a handful of townhomes. They are actually still reviewing that detail. What is most important is that they know the community and they agree that they would like to see good quality restaurants, a collection of good quality restaurants, and some retail. One thing they lose with the multi-family is, they lose some critical mass and they have to think about how to replace that critical mass. The things that will contribute to the recruiting of restaurants is the people that occupy the multi-family. It is targeted toward empty nesters and dual-income, no-kid families. That is what they have taken out with the multi-family so they have to get another critical mass into the plan and he thinks the right answer is to perhaps take out the senior care facility as well and investigate simply expanding the commercial area so there will be more restaurants, more office space and more retail. What they have to do when they look at the population characteristics in the surrounding area is they use two different kinds of database information, concentric rings through mileage and concentric rings through drive time. Every retailer and every restaurant has their own demographic statistics that are important to them, but he has been doing this for a long time. When he did the Levis Commons project, he personally interviewed, toured and negotiated with over 150 of those kinds of tenants so he has a pretty good database of his own of the density of households that they look for, the income levels that they look for, the traffic density on the main thoroughfare, all those things come into play. The Springboro today and with the development team that they have, they check a lot of positive boxes because they have success as a developer doing this kind of thing, which means they get attention from restaurants because they have experience and success elsewhere. As they has said all along, they are not at a final development plan stage; they are at that definition of uses and changing of the zoning establishing the breakdown between residential and commercial acreages and maximum densities that they are comfortable with. He has more market research to do on how to best utilize the commercial space to drive the traffic that we all want for quality restaurants and retail.

Mr. Harding commented that the independent living was originally put on the right, which was going to be three-stories and then the four-stories on the left to make it look like three-stories so it was uniform when it went through the Planning Commission. Now that they are going to move that over, that was still going to be three-stories and then the commercial buildings were still only going to be one-story on the right side, correct?

Mr. Dillon replied that they actually had planned two-story buildings along the Crockett Park and one-story buildings along the outlots of SR741 and then as they get back toward more of the residential neighborhood to the northwest.

Mr. Harding commented that they heard the first reading as a preliminary plan through Planning Commission saying how these areas could be construed. If they were to accept this change right now, technically they are looking at approving a preliminary plan with the independent living in it. Can it come back and be changed, but cannot increase to something else? In other words, right now the multi-family is out and is replaced by moving the independent living there, and you cannot come back and add multi-family then because it has been taken out.

Mr. Pozzuto replied, that is correct.

Mr. Harding confirmed that you could not add the multi-family back.

Mr. Pozzuto replied, that is correct.

Mr. Dillon commented that, that is exactly what they are studying. He will know a lot more as they move along, but again when they come with a final development plan all that research will be done and they will have the rebalancing completed. They are in the midst of it right now, but his gut instinct is they will need to add more straight commercial, not the senior care, because the senior care is not going to help drive the traffic to the restaurants.

Mr. Hanson commented that Mr. Dillon mentioned he has done a lot of research with retail and commercial services and asked to be enlightened as to what they are typically looking for in something like this to attract the type of commercial services and restaurants that they would like to attract to Springboro.

Mr. Dillon commented that he went back through his notes that they use from a leasing standpoint and all of the data they have collected so they have their database of information from all of the different restaurants and retailers they have worked with over the years. Basically, if you try and categorize things, they look for a daytime population of around 50,000 within a 3-mile radius. Right now, we are at roughly 45,000 in a 5-mile radius; today, that is where Springboro is at, which means you are moving in the right direction and they believe they can sell their way through. The other things they are looking for are household incomes and it changes again with retailers versus restaurants and the quality level of restaurants. For example, if we are trying to attract a steak house, they are going to look for average household incomes above \$100,000 and we meet that; we check that box. The number of households in a five-mile radius is between 30,000-50,000. We are at 41,000 today so again growth in the area is going to drive you to that. He cannot overemphasize that a developer with a track record makes a difference, and so we can check that box. The branding of the project is important to them and the massing of the project is important to them; so, they like the mixed-use environments with a balance of retail, residential and restaurants. Those are some of the statistics. Traffic counts on SR741, they want a minimum of 25,000, and that is about where we are right now.

Mr. Hanson thanked Mr. Dillon for that explanation.

Mr. Chmiel asked if it is typical to connect streets to already existing neighborhoods.

Mr. Dillon asked if he meant like connecting the linkage to Deer Trail. As a planner, the answer would be yes. They took it out because it was clear that it was important to the residents in that area that they did not want that today, but prototypically they would connect those things so residents would have access to the amenities that they are going to create. The residents prefer not to make that connection and they are okay with that. Also, from an emergency services perspective, it is generally good practice to connect when you can.

Mr. Boron commented that it has been City policy going back to around 2002-2003 timeframe, when we adopted our current subdivision regulations, to connect where practical. From his perspective and talking to Development Director Elmer Dudas, the exceptions would be the ones that he could really point out and there are a handful, so he will point those out. For example, Beck Ridge, because of topography and the layout of the subdivision and the fact that it has a very large park next to it, it does not have that connection, but on the other hand, for example, The Springs, which is just now nearing the end of its development phase, has multiple connections including two to Sycamore Springs, which had stub streets for over twenty years from the south, Settlers Walk has two stub streets from the west. As well, it accommodates

everything from very important day-to-day operations, including the necessity to get police, fire and emergency services to and from these subdivisions, to the more fun activities like Bike the Boro, which actually goes through all of these subdivisions because we can interconnect and walk and ride and play and get between our residential subdivisions and our commercial districts; so, It has been among the prime directives that we have been working on both with Mr. Pozzuto and his predecessor as well.

Ms. Iverson commented that, if she could add that, at Planning Commission the original plan, which has been modified a lot, had four accesses in and out. She thinks that, after looking at the Deer Trail entry, it was not really necessary because we have the eastbound, which is the current driveway of The Halls, we have the north side, which is Anna Drive and we have the south side, which is into the Spick Rack; so, it really seemed from the Planning Commission discussion that it was not necessary for Deer Trail to be connected.

Mr. Harding commented that they did make that comment at the Planning Commission level because he knows we have had four or five different e-mails to Council asking about if that entry could be permanently shut. If he is correct, we did make that comment at Planning Commission because he thinks he actually made the comment that it would be permanently shut.

Mr. McDonald confirmed that, that is one of the conditions of approval from the Planning Commission.

Mr. Harding stated that he wanted to make sure that it is on the record because there have been four or five different letters to Council this week that actually said that we need to make sure that the connection is not in the plan, and that recommendation was actually made by the Planning Commission.

Mr. Iverson confirmed that the connection to Deer Trail has not been in the plan for months.

Mr. Iverson commented that she wished to make a statement about this development. As the Chair of the Planning Commission, she just wants to make sure the public is aware, and that it gets on the record, that our Planning Commission did a great job following the rule of law by reviewing and weighing the original plan that was presented and modified multiple times over the last several months. The unanimous 7-0 vote in June came after hours of public meetings between March and June and she thanks them very much for their service. In case our community is not aware, five of our Planning Commission members are volunteers who applied to serve on Planning Commission. They live within the City limits, want the best for our community, and commit their time, energy and concern to submissions. Their obligation is to follow the rule of law, which is our master plan and zoning code. In the case of this project, the Planning Commission members devoted many hours preparing for as well as attending the multiple public meetings to study the plan, ask questions and listen to the numerous guests, city staff as well as the developer. They specifically allowed five minutes per person to speak at guest comments and then they addressed each objection, concern and question one by one with the developer and city staff in an effort to clear up any misunderstandings or opinions of permissible uses as per our code and also to separate fact versus fiction of what the plan actually included. She wants to thank Dan Boron who explained the master plan process several times at the Planning Commission meetings, and how it is ultimately reviewed and modified and voted upon by City Council over time. He also emphasized that the impact of our City's infrastructure, sewer, water and traffic, etc. was planned out years ago by City staff to ensure that when all of the City is developed the infrastructure would more than handle the growth. She wants to give a special thank you to former City Manager Chris Thompson, who is in the audience tonight, for her leadership in this effort. Also, by the way, as many of our residents do know by now, the School Board has the responsibility for future school growth in our district and the majority of the undeveloped land in this school district is in the township.

She also wants to acknowledge that Larry Dillin's prerogative to change the plan at this stage is his prerogative; and as the process is laid out, it is now City Council's duty to review these changes based on the master plan and zoning code. However, she wants to be clear that the Planning Commission unanimously approved the original plan 7-0 because everything including the multi-family was permissible in our master plan; thus, the rule of law was followed. Finally, she hopes this entire process has further educated our community that any such project is not a slam dunk rather it takes months of following this process set out by our code, listening to those who attend the meetings, and making the best decisions that support the rule of law. She does want to make one final comment. To insinuate that any of our Planning Commission members, especially volunteers, as well as Councilman Harding or herself have a financial interest in this or any development, as one resident stated at our last Council Meeting, is egregious. It insults the integrity of all who volunteer and follow the rule of law. She welcomes any of our residents to attend our Planning Commission meetings to get a glimpse at what it takes serve in this important role for our community and when a position becomes available we invite you to apply. Thank you.

Mr. Harding asked, since the plan was changed from the Planning Commission recommendation, does Council have to vote to say we accept these changes for this reading and the next reading.

Mr. McDonald commented that what Council has before them now is the Planning Commission's approved plan and there are certain staff comments that were incorporated at the Planning Commission level, as we already talked about. Council will be looking at that, and now we have what is a proposed amendment to the plan. Therefore, what you will be looking at, assuming you are in favor of this type of proposal and you want to move forward with that, when it comes to the time to vote, you would say that we are approving the plan that was presented subject to these amendments and one of them would be whatever is discussed today. For example, the multi-family will not be part of plan and things like that.

Mr. Harding confirmed that changes would all be part of the third reading.

Mr. Iverson commented that it is similar to the Planning Commission approval process.

Mr. Harding just wanted to make sure and to make it clear for everybody.

Mr. McDonald also commented that, prior to the third meeting, he knows Mr. Boron will be making a presentation and we should have something available for everybody as to all of the changes since the Planning Commission approved it and have it all in spot so everybody can see exactly what it is we are looking at.

Mr. Harding confirmed that would be at the final reading, and once that is all done, assuming it would move forward after the third reading, because this is just a preliminary plan, then technically it has to come back to the Planning Commission for a final plan typically after engineering, storm water, which could change the plan or move housing around, etc. At that point, does it go back to Planning Commission for final approval and it is done, or does it go to Council?

Mr. Boron stated that the way a Planned Unit Development proceeds through the process is typically after Council dispenses the rezoning, which changes the official zoning map of the City, and then the general plan is adopted, it is carried out in what we call final development plans. For example, Settlers Walk has upwards of 30 or 35 individual sections because of the nature of the development and how large it is; so, individual sections or an entire subdivision would be brought forward to our Planning Commission in the form of what we call a final development plan, which is similar to a site plan review that Planning Commission does routinely. It is an administrative review between the applicant and the Planning Commission

and members of staff. It also takes place in a public realm, at public meetings and they are open to the public and take place here. The next step after that is what is called a record plan. The record plan is the subdivision of property, legally, by a property owner to successors, and we also at that point in time, as a city, receive right-of-way in the forms of streets interior to the subdivision and also the street on the exterior. For example, for this subdivision, it would be SR741. Also, open space would be dedicated whether to the subdivision internal to the development like an HOA or others as well including the City in the case of park land. Those are also reviewed by our Planning Commission and ultimately approved by City Council because that is a permanent dedication of property. Again, Planning Commission meets in public and that setting is also here at this location. He does not want to leave out engineering as there is a step in between what happens with Council tonight or after the third reading and the final development plan, which is the construction plan development process. That is where our engineering department and our Development Director along with the development team, and representatives of our water and wastewater treatment system review the plans along with our traffic engineer to develop the plan in more concrete detail. You are right, plans do actually develop down in terms of density. When we have PUDs, they are usually developed using a conventional zoning district as an overlay. Conventional zoning like R-2 and R-1 is a theoretical density. Property always develops less because there is always something that enters into the fray whether it is topography, other features, easements and other practical realities of development. The theoretical density of 299 units is actually the ceiling; it only goes down from there.

Mr. Brunner commented that he voiced his opinion in the last meeting that he was not excited at all with the multi-family, and he appreciated what the Planning Commission has done in the past, what Mr. Harding and Ms. Iverson and the volunteers have done. He looked at where the multi-family was going to be on the site and just felt that it was not the location nor the density that we could have to support that. This is just his opinion. He does feel that the developer has moved forward in a manner that, in getting rid of the multi-family, is doing nothing but helping the development by making it a development we can be proud of in Springboro. Mr. Brunner thanked the developer for making those changes.

Mayor Agenbroad stated that he has heard a lot of comments that we do not need any more space for retail stores because other land in the area are still empty. Mayor Agenbroad asked Mr. Pozzuto to address the question as to why they are still empty.

Mr. Pozzuto answered that he can at least specifically talk about the area to the north, Village Park. He thinks that is probably where a lot of those comments are coming from because we honestly do not have a lot of vacancies in existing buildings. There are some, but it is not nearly as much as other communities; we are actually blessed with that. He would say that the area to the north, the Village Park area, is due to cost. He knows for a fact that they are asking for about a half million dollars an acre for that property and it is insane to be asking for that. Nobody is going to be building there whenever the property owner is asking that kind of money, and that would be his guess based on just doing some analysis of vacancies in the area and property costs. Again, they are asking a half million dollars an acre and you cannot even find that on the highway sometimes and that area certainly does not have highway visibility. That would probably be his answer. It is just what they are looking to charge for that property is why it sits vacant.

There was no further discussion regarding Legislative Item 1.

At this time, Deputy Mayor Ridd returned to the meeting.

- 2) **RESOLUTION R-21-16:** A RESOLUTION AUTHORIZING THE CITY OF SPRINGBORO, OHIO ("CITY") TO ENTER INTO AN AGREEMENT FOR THE SALE OF CONDUIT BANK AND THE LICENSE OF THE PUBLIC RIGHT-OF-WAY FOR INSTALLATION OF CONDUIT AND

FIBER OPTICS CABLE WITH CINCINNATI BELL EXTENDED TERRITORIES, LLC (“CINCINNATI BELL”), was read by the Clerk of Council. Mr. Pozzuto’s comments are summarized as follows:

This resolution authorizes an agreement for the sale of conduit bank and the license of the public right-of-way for installation of conduit and fiber optics cable with Cincinnati Bell. Approximately six months ago, the City embarked on a project to install six conduits and fiber optics throughout the entire main areas of the City, which is about 17 miles of conduit and fiber. Approximately three months ago, the City sold one of those conduits to Point Broadband, who is currently in the process of running all of their fiber optics to every household in the City. Under this proposed resolution, the City will sell the additional four conduits to Cincinnati Bell, which allows them to run their fiber optics to every household in Springboro. Staff believed this project would take two to three years to build out; however, it is being sold and paid for before the City has completed its own portion of the construction of the fiber project. If this resolution to sell conduit banks to Cincinnati Bell for \$1.5 million is approved, City residents will have two additional internet service providers to choose from. Please be aware that no one has to change their internet service provider based on this project. If residents are happy with their current provider, they can stay with their current provider. Again, this project provides additional choices in the internet service realm for the residents of Springboro. Staff requests approval of this resolution tonight.

Mayor Agenbroad presented the item for questions/comments of Council.

Mr. Harding confirmed that the City went from a four to five year ROI (Return on Investment) to six months.

Mr. Pozzuto replied yes.

Mayor Agenbroad called for a motion to adopt Resolution R-21-16.

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

No discussion.

VOTE: Brunner, Yes; Ridd, Yes; Iverson, Yes; Agenbroad, Yes; Chmiel, Yes; Hanson, Yes; Harding, Yes. [7-0]

ITEM 7. REPORTS: Mayor’s Report – Bike the Boro & The Big Event will be held on Saturday, September 4, 10:00 AM-1:00PM, which features a festival at North Park and a 2-mile, 10-mile and 16-mile bike ride for cyclists of all ages. Labor Day will be observed on Monday, September 6; whereby, the City Offices will be closed.

In addition, the next City Council Work Session will be held on Thursday, September 16 at 6:00 PM followed by the Regular Meeting at 7:00 PM in Council Chambers.

City Manager’s Report – Mr. Pozzuto reported on the following items:

ARTFest On Main (August 28): The ARTFest committee passed along their thanks to the City and specifically to Logan McCormick, who heads up the Public Works Department’s activities related to community events. The ARTFest was a successful event and they appreciated the City’s help.

Committee Reports –

Mr. Harding – No report.

Mr. Hanson – No report.

Mr. Chmiel – No report.

Mr. Brunner – No report.

Ms. Iverson – Ms. Iverson reported that participated in the third annual ARTFest in historic downtown last Saturday, August 28. The Boss Babes of Main Street did a great job of putting that event together. Mr. Iverson commented that she wanted give a shout out to the Ohio Sports Academy. She explained that the festival included a chalk art contest, and the Ohio Sports Academy was selected the winner. The Academy's representatives David and Alisha Trifiro as well as one of their employees Eliza Gilbert drew the chalk drawing. The contest requirement was to incorporate the lamp that symbolizes Main Street as well as, through the art, to describe or depict how your business helps Springboro. The Ohio Sports Academy did a great job because they had everything from parkour to gymnastics and the lamp was the center of the art with all of these active figures centered around it. Ms. Iverson finally commented that she was a judge in the selection of the Ohio Sports Academy chalk drawing winner.

Deputy Mayor Ridd – No reports.

ITEM 8. OTHER BUSINESS. Mayor Agenbroad called for the following motions:

A MOTION TO ACCEPT THE RESIGNATION OF BILL HAGGERTY FROM THE ARCHITECTURAL REVIEW BOARD, WITH A VOTE OF THANKS.

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

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

No discussion.

VOTE: Hanson, Yes; Harding, Yes; Brunner, Yes; Ridd, Yes; Iverson, Yes; Agenbroad, Yes; Chmiel, Yes. [7-0]

A MOTION TO APPOINT KEN SCHORY AND CHRISTINE WELLMAN TO SERVE ON THE ARCHITECTURAL REVIEW BOARD FOR AN UNEXPIRED TERM ENDING DECEMBER 31.

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

Mr. Hanson motioned. Mr. Brunner seconded the motion.

No discussion.

VOTE: Ridd, Yes; Iverson, Yes; Agenbroad, Yes; Chmiel, Yes; Hanson, Yes; Harding, Yes; Brunner, Yes. [7-0]

ITEM 9. FINAL COUNCIL AND MANAGER COMMENTS. Mr. Hanson commented that Oktoberfest will be held on September 10 and 11 in downtown Springboro. Mr. Hanson encouraged everyone to stop by the festival. Proceeds from the event benefit several different charities including the Hope House, Springboro Community Assistance Center, Franklin Food Pantry, Hospice of Butler & Warren Counties and the Purple Heart Association. Mr. Hanson again encouraged everyone to attend the festival and support those charities.

There were no further comments under Item 9.

ITEM 10. GUEST COMMENTS. Mayor Agenbrood invited any guests that wished to be heard to approach the podium, state their name and address for the record, and make their comments accordingly.

Mayor Agenbrood asked everyone to speak clearly into the mic and stated that he would extend the speaking time to five minutes each with a 30-second warning. Mayor Agenbrood asked guests to please respect each other whether they are a proponent or opponent.

(The record of public comments submitted to Council pertaining to this development have been made available to Council for review prior to this meeting as well as any additional public comments submitted to City Council for consideration.)

Guest Comments are summarized as follows:

1) Maria Dershem, 224 Deer Trail Drive – Ms. Dershem commented that she wanted to take a moment to go over some of the comments that were presented two weeks ago and she would like to give you a different perspective and mainly she would like to set the record straight. They found out something was happening with Easton Farm back in January from seeing a group of surveyors working behind their house, their home; so, they started to inquire about this, and soon after, they received letters informing them of the first Planning Commission meeting and of course they attended this meeting and any other meeting after that to gather information and to express their concerns. After the first Planning Commission meeting, they realized something had changed. In 2017, when another developer had presented a plan with one-third less units, committee members frowned upon the high-density of that plan. Now, the same group of people seem to not be bothered by the fact that this development was one-third more dense than the last one. No matter how many arguments were presented, they felt like it was falling on deaf ears. So, they decided to start a petition and they also opened a private Facebook page. Let me repeat that, it was a private Facebook page, to discuss their concerns. In only a couple of weeks, they had gathered 300 signatures and in the process had discovered that the public really was not aware of what was going on. So, they expanded their base and used a Facebook page to inform those who shared their concerns and that is precisely the purpose of Springboro Residents United, to inform and share concerns with others who oppose the density of the plan as well as the people who are open minded enough to listen to the reasons why. By the way, expressing their opinions and concerns about the development is not a crime. As long as we live in a free country, they have the right, just like anyone else, to express their opinion about what happens here as far as it affects them. They have done everything they can to get others to understand their position. We have walked the streets, talked to neighbors, presented ideas, made suggestions. However, the proponents of this plan seem to have been out of touch with what others in this community really want, and their level of self-importance and disregard for residents' pleas have been disheartening. Let her remind you that there are always two sides to a story. The way that they were characterized during the last meeting can only be described as devious and wrong. The comments that you heard quoted were taken out of context and shared out without permission, with the sole intent of smearing the names of anyone who dared to speak against this plan. The problem with this underhanded approach is that it does not work. What started with a few of us has quickly grown to a citywide effort, and they are stronger and more united than ever. She heard someone say at the last meeting that maybe they are intimidated and they feel left out by this development, but she can assure you that no one is feeling intimidated or left out. None of the people opposing the plan would care to live in a high-density urban development. In fact, the opposite is true. What they are trying to do is protect their investment as well as the quality

of life that they enjoy. They have worked very hard for that, and this development is threatening to jeopardize that. The fact remains that the surveys the City conducted show that most in this community do not want high-growth or increased traffic or high-density. Most want to preserve what they consider great in this community, open spaces, low-density neighborhoods and family oriented amenities. This sentiment has been confirmed by now more than 1,300 signatures on their petition making them the majority not the minority. She thanks those Council Members here who have spoken out for the concerns of their constituents and have facilitated the amendments to this plan, and she encourages the rest of you to do the job of truly speaking for those you represent. Thank you very much.

2) Charles Farlow, 310 Stanton Drive – Mr. Farlow commented that he appreciates Council's diligence on working on this plan. He thinks it is going in the right direction now and he feels confident that it is going to continue to go in the right direction. Change is always difficult and contentious in his experience. Mr. Farlow stated that he has a question, which is the real reason he came to the podium. The retail vacancy rate is pretty dire right now all over the country and certainly in Ohio; we have malls closed, we have strip malls that are vacant. He would like for somebody, somewhere along the line to consider that retail vacancy rate that we have in the Springboro area, Centerville area, and what are the predictions for filling this retail space that has come here so we do not end up with a lot of empty store fronts, that is out of our control. We can build it, but we do not want to build something where there is a lot of empty windows along SR741. Just something to consider, another statistic to consider if you would. Thank you.

3) Jacqueline Curl, 9685 Robert Court – Ms. Curl commented that she is a Clearcreek Township resident. She is here tonight to support the Easton Farm development that currently is under consideration. She also supported the one that was approved by the zoning commission. She is here because she believes Easton Farm is the type of development that attracts businesses to our community and attracts people to our community, that helps cement the sense of place that the City has cultivated with its own projects and that will help to bolster surrounding businesses and property values for many years to come. Some particularly appealing aspects of the development for her include, the development incorporates a number of smart growth strategies. The EPA has identified 10 basic principles to guide smart growth, at least five of these are integrated into the Easton Farm development plan. These include a location that is within an existing community, a distinctive and attractive aesthetic, mixed land use, walkability and the preservation of open space, farmland and natural beauty. The development plan will also limit urban sprawl. Easton Farm meets the definition of infill development meaning that it is situated in an already developed area and along one of the City's busiest corridors. Because of this, the development can help to reduce the consumption of farmland in more rural areas of Springboro and Cleacreek Township. The development also offers housing for multiple life stages. She thinks that we are all aware that modern society has placed a strain on what it means to be a community. Families live farther apart and find it challenging to stay physically connected. The East-West Gateway Council of Governments near St. Louis puts it this way: "Increasingly metropolitan regions are fragmented by communities and areas that are predominantly one particular age group or stage in life. The fragmentation that separates families miles apart negatively impacts economic and social quality of life." While the current development unfortunately no longer helps support the more ambitious goal of attracting young professionals like her daughter who lives in New York or her son who chooses to live in Cincinnati, who can support regional economic growth, the plan under consideration does provide a way for empty nesters and elders to live in close proximity to one another. The development is also designed to attract the type of high-quality shopping and dining experiences that she knows many of us in our community welcome. Dillion Corporation is

well known throughout Ohio for building legacy quality developments that attract high quality retail and dining and that enhance vitality wherever they are located, and she knows that Council is all aware of their history of that. Finally, it was only a matter of time for this property to be developed. We are fortunate it is being done in a thoughtful, comprehensive manner. She wanted to convey that she is among many within Springboro-Clearcreek Township who recognize the promise of what this brings to our community. Her husband always warns her not to use sports metaphors because inevitably she uses them incorrectly. Nevertheless, she will –When it comes to economic development and high-quality growth, this is a homerun for Springboro. Thank for the opportunity to comment. Congratulations, she is sure that many other communities wish they could be so fortunate. Thank you.

4) Scott Bunch, 25 Orville Court – Mr. Bunch commented that he wanted to speak as a proponent of this development as well as address a few of the concerns he has and the misunderstandings some have been vocalizing. He moved to Springboro in 2013 after several years of serving in the Air Force. He chose Springboro to settle and raise his family. In hindsight, it was a great choice. The stewardship of the City and the schools have been top notch. This is a beautiful city and he is proud to live in it. Within a two-mile radius of the Easton Farm there are 8,500 homes on what used to be farms. He is willing to bet that the majority of NIMBYs speaking in opposition of this development are mowing lawns that used to be farmland. The point he is trying to make is that the growth in Springboro is inevitable. The developer has redrawn this plan many times to address concerns of individual residents. Residents who do not want their quarter acre lot of the beautiful soybean field taken away. Residents who have pushed traffic into a city of 20,000 people. The days of the red blinking lights in the heart of Springboro are over. The City is established and bounded. We need to focus on smart growth and sustainability. The limited resource is land. Smart growth is crucial to ensure a city survives without degradation for generations to come. It is a paradox to me when people oppose higher density developments, but also want to maintain farmland and wildlife. Higher density does maintain wildlife and farmland. We also need to bring a populace that has a diverse demographic. Our city is lacking Millennials and GenZs. If we do not adapt our housing and commerce choices to include home styles and retail that match all generations, our City will not thrive in the future. To create lifetime residents, we need to adapt the City to match the demands of all generations. The developer will fill the home and commerce voids our city is currently lacking. He is sure there are going to be residents that come up here and speak today that will skew the density by not following the defined calculations that are currently in the law including commercial and independent living, removing common area, and performing other fuzzy math, and coming up with a vague statement such as, “50 acres to build 400 homes; that’s too dense.” This reminds me of Beatrice in an Esurance commercial a few years back and now the common meme, “That’s not how this works. It’s not how any of this works.” He wants to address one more thing. Opponents continuously misrepresent a statistic by Miami University stating that 90% oppose high growth in Springboro. Now, disregarding the subjectivity of what is considered high growth versus medium growth, the statement that 90% of residents oppose is completely inaccurate. He will explain. Mr. Mayor, let us say you and three Council Members compete in a chili cook-off. Every resident in the City has a chance to try everybody’s chili. Mr. Mayor, 7% vote for your chili, Mr. Hanson, 63% vote for yours and 23% vote for you Mr. Brunner, and Ms. Iverson, you get 3%. Now, based on the logic of the opponents statistical analysis, Mr. Mayor, 93% of residents thought your chili was gross; now obviously, this would not be the truth. Just because a resident voted for Mr. Hanson’s chili does not mean that they do not like Mr. Mayor’s chili. Similarly, Miami University gave four options: pursue significant growth, moderate growth, remain the same or no opinion. The truth of the study is that 70% of the residents chose either to pursue moderate growth or to pursue significant growth. Now of note, Miami University mentioned a steady decline of 11% in 12 years in the “remain the

same” vote. Also, an actual statistic is that 63% of residents believe the City should pursue moderate growth. Moderate growth is the type of growth he would consider this development to be. The farm is going to be developed; it is just a matter of time, and why not with a developer with a solid plan who is local and has a track record of success. He wanted to bring up one more thing. Opponents have been vocalizing disgust for the homes in the development with 31 ft. lot widths. He wants to remind you that this is a footprint of several homes in historical Springboro. By saying that the footprint does not align with our existing character, that is a quote, of our city, opponents are disavowing the most prized and loved aspect of our community, historic Springboro. We do not go to Heatherwoode or Spick Rack to have festivals, parades or Oktoberfest. Our city appreciates and honors historic Springboro; this is why we congregate there. He would challenge that large lots do not match the character of North Main Street and do not belong there. Let’s duplicate north Springboro.

5) Bailey Rizk, 135 Maple Drive – Ms. Rizk commented that she appreciates Council and she had Mr. Hanson as a History teacher and she went to school with some of the Council’s kids. Ms. Rizk appreciated what Council said in the beginning and the transparency, and she just wanted to say that first. When she first heard about this development, this is how it was marketed it her –something Springboro residents can be proud and that it adds value to the community. She initially thought as a GenZ and a Millennial who likes new things, heck yes! She began to think about the other things in Springboro that she is proud of like Dorothy Lane Market, the K, Settlers Walk, Hidden Valley Orchards, seriously, that place is amazing, and these are the places that we enjoy and places that just wow our friends when we go there, and she is so proud of these things. She began to dream and envision what this new development might look like, and it must be special because it is smack dab in the heart of Springboro and based off the marketing language, it sounded amazing to her until she looked at some of the details, as you guys have already heard previously, at the number of units in this tiny area. Ah, it makes a little bit of sense that the developer did not lead with the numbers. As she looks at this, she just wonders what is this. She is not a numbers person, but she knows when something is insanely dense and it is the reason why she does not live at The Greene, Austin Landing, other places. She used to live in places like that and she moved there to move here. So, she guesses she is just confused. It is marketed like it is a place that Springboro will be proud of, but it is just like any other congested development. She thought this would be a large extension of North Park, something like Hidden Valley Orchards with single-family homes surrounding it. Could you imagine that? That would be really impressive, but it is not that. So, right out of the gate, she felt like this language was very misleading, and she is a trained journalist and the thing that she values most is honesty and she just does not feel like this is very honest. There has been several things throughout the learning experience of this development and coming to these meetings that have made her raise her eyebrows. When you are selling a product and the packaging and the marketing materials does not match the product, she starts to think is she being tricked, and she certainly hopes not. During the last meeting, one of the developers said that they will restrict single mom and her kid to live in certain parts of the development. Seriously, this shocked her and she actually went back to the tape to revisit it, and they said what they said and how it will not affect schools, and she just thinks, she has lived in Springboro her whole life and this is a place for families and it just is another or it just reemphasizes that it does not seem like this development fits into who we are, which we are a place for families. If anyone knows any single moms, her cousin is one of them, she is 24 and she actually wants to live in Springboro in a place that she can afford and she is amazing, she has two kids, and let us just be very clear, Springboro is a place for single moms and their children. As a young person who is still looking up to older adults and is figuring out the world, she was completely shocked at the last meeting of the lack of respect for the opposition. She just wants to say, the opposition are upright citizens who are just concerned about density. She means really,

it is just density. It is nothing personal, it is not anything else, but they were kind of talked about like they were some old school monsters, and group her in that, she is proud to be in that too if you think that. You can tell a lot about a group of people by the way they treat others. Names were dropped last meeting about the scandalous things the opposition group has been doing like passing out flyers and QR codes, flying an airplane with a banner, making a billboard, and, oh, they seem to be very organized. Gasp! She takes that as a compliment; she likes the organized part, but she just wants to just to applaud their efforts because that is what true citizens do when smell something fishy in their community. The opposition group is spending their very own money to inform the public of this development; this is the opposition we are talking about. Very few people...so just think about that. Therefore, with good conscience, she cannot support this development as it stands now. It is dividing a community, it is deceiving and she does not appreciate it. She wants to focus on not density, but the importance of better. We can do way better here and she thinks that Springboro deserves something they can be proud of. Thank you.

6) Melissa Zimmer, 235 Montgomery Lane – Ms. Zimmer commented that in addition to being a brand new resident to Springboro, she moved November 20th to the Beckridge community, and she is also the broker for Coldwell Banker Heritage and she has a handout to pass out. She is here to address that she is for Easton Farm, because we have a housing crisis. Today, we have in the City of Springboro municipality, 20 homes are for sale on the market, two-zero. People want to move to Springboro. It took her three years to get to Springboro, three years, and she is in the market, of trying to find a home down here. They wanted to downsize. She wanted a home with small density, a small yard. She came from a one-acre lot. There are a lot of people who do not want to be on a one-acre lot anymore. She wanted a quarter of an acre lot; actually, she has a .2-acre lot. So, there is a need for people who want a smaller lot, who want to make their lives a little bit simple, and she thinks one thing we are forgetting about is that there are people right now that want to give to the community and give back. In the short nine months since she has been here, she has given back to this community. She has lived in another City not far from here, but since she has been here she has supported small business. She has been involved now...she tries to give whatever she can to support this City. She found a new church here, she has been involved in the Springboro Community Assistance Program, she has been to Roma's and China Cottage more times than one can ever count. She found this little place called Ambiance Restaurant that makes the best lasagna. She is having her Alter High School class reunion this weekend taking 70 people to Heather's Café. She had a private party at Warped Wing. So, people want to give back to the community, and she thinks that Easton Farm is going to be that same thing, that people will be giving back to the community, and she hopes they do so just like her, but our housing crisis is real, it has been going on for years. We only had, in the month of August, 63 homes are under contract. Year-to-date, since January, 264 homes sold in Springboro. We have a housing crisis; it has been going on for years and she thinks Easton Farm will help this development greatly. So, she is for it, her company is for it and the realtors are. Thank you.

7) Donald Cummings, 173 Deer Trail Drive – Mr. Cummings commented that neither his wife nor he grew up in Springboro; he did not even grow up in Ohio. This is not a place where we have family ties or family; it is not a place where we were raised as children and wanted to move back to. They are unique in the sense that they were attracted to Springboro based on what the community solely has right now in its current existence. We are attracted to Springboro because of the small town feel, the high percentage of home ownerships within the neighborhoods, the downtown area, the great school system, obviously, and many of the parks and other pleasures of the area. Before moving here in 2016, they lived in Beavercreek. We were within walking distance to the mall, to Graeter's Ice Cream, to the

movie theater, Fox and Hound and all of that, and he just wants to say that the entire time they were there it was the closest proximity that they could find to rent to the Air Force Base where his wife started working. The entire time they were there they spent their time looking for a community that they found here in Springboro. When he hears the proposal or the heavy influence on attracting young professionals, he just constantly has to ask, well, what is your definition of a young professional? Who is this magical person that we are so desperately trying to have us all envision as the ideal community member? Who are they and why are they so highly praised that we want to construct this mini city just to entice here, and why are we supposed to be okay with creating this and giving up all of the things we are so satisfied in currently having with our small neighborhoods, our families, our great place to raise that family and all of the other things we brag about in this town. His wife and he, now 35, moved here five years ago at the age of 30, and if you ask him, we were young professionals, but we are so far from what Doug Borrer has stood up here and described as young professionals. His wife and he were both scholarship collegiate athletes, both All Americans, captains of their respective teams, hers soccer, his wrestling. They both hold undergrad degrees, they both hold graduate degrees and they moved to Springboro to start a family, to be great neighbors and also to give back to this community. This development, as it stands, with the 30 ft. lots, which they were kind of discussing is the width of this room basically, this might be 28 ft., and the density that we can just look at without calculating, just look at, is not what they came to Springboro for. So, he is not only up here fighting for Springboro's future, he is fighting to prevent a development and a situation from changing everything that attracted him, his wife and his family here to the community. A couple of things in the discussion that we were going about, and you touched base loosely, is with the land south of Austin Landing, and more from a development question is, if that land south of Austin Landing was to be developed, he thinks the majority of them believe it would be more commercial development in proximity to the exit off the highway. What would that do for their traffic flow to be retail that is being proposed there? He really did not think about it much until it was brought up today. He was just wondering if that was something that we considered if that land was ever developed. Would it stop people asking whether they want to go to the Austin Landing currently or the retail that is going to be there at some point if it brings down the price per acreage. If that gets developed, what is that going to mean for retail and brick and mortar structures that are there right now. The other thing is he just wanted to...he heard a little bit of comments on whether the green space would be directed toward HOAs or the land donated to the park. Is that being maintained through the City then and do we have a specific number of acreage? He was not sure if there was some discrepancy in what they have seen in the plan versus what they saw promoted at Dorothy Lane Market on their sign. Then, the last thing he does want to say is he heard another great quote from our Mayor, "It doesn't matter where you start; it matters where you end." He thinks that is fantastic. He does not know why we have to keep saying they have come down 46%, they have come down 70%. A lot of those percentages were just to make the minimums. Thank you.

8) Mike Webber, 310 Foliage Lane – Mr. Webber stated that a couple of comments he wanted to make were, one, is that he thinks your point is well taken about the legalities of it and he can only imagine some of the things you have run into because this whole development and this whole concept has been so contentious, and he has seen that as well and you have seen many speakers that have come up on both sides have run into that so that is well taken and well founded, but at the same time just because something is legal does not mean that we have an obligation to do it. So, he would also want us consider that even though we can do a thing, we all know this right, does it mean that you should do a thing. So, while you guys will have in front of you a decision to make that he is sure that you will absolutely do in the most legal manner possible, he has no doubt of that, the question will be ultimately is should we do this, and he hopes that that is also going to come into

consideration as well. Not that we did it legally and we are fine there, but did we do this and was it the best decision for the community and for the people that we represent, so he hopes that that comes into play as well. Another thing with regard to retail, that really is a funky thing for him. He knows a lot of this seems like it is sort of dependent, at least tangentially, if not completely on retail, and the point that was made...he means, look, we all know anyone who is in business, anyone who is an adult right now, anyone who pays attention to what is going on in the world, that retail is the Dodo Bird, and so when we are kind of building something on top of the thing that is going the way of the Dodo, which he does not like, he hates that. His wife is in retail and he deals with retail and it is horrible, but we know where this is going so if we are sort of, if one of the stools, if not one of the major things of this is retail, that is a really hard sell, that is a very hard sell for most people because they have eyes, they have a brain, they have a car, they go to places and retail is just failing everywhere. He can say that, because his wife manages a retail store at The Greene and it is no longer there. Now, we could say it was COVID and he thinks it was COVID that did that; we saw COVID do that to a lot of businesses. All those businesses, honestly, they were on life support anyway including the one that his wife ran. If you go to The Greene, if you go to Austin Landing, he does not really know who is looking at what, but he goes to Austin Landing all the time. First of all, The Greene, there is so much of it that is abandoned or never was able to be developed and everything else is on life support. He talked to the managers there himself because he is trying to get into retail there; it is brutal. Retail everywhere is brutal. Retail up at Austin Landing, he sees the places that have closed or will not open; so, let us keep that in mind as well. Another thing is, there is a lot of talk whenever we make the case for why this should be here. Everyone who is a proponent for this, and he has been to several of these meetings, they always talk about these perspective people that this will benefit, but the people that they are talking about he would say largely are not residents of Springboro currently, so there is just sort of these imagined people, and it is not like these imagined people whether they are from Piqua or New York City or wherever they are do not matter, but what matters most right here are the current residents of Springboro and the people you guys represent are him, are the other people who come up here, the people in the communities that are adjacent by this who actually stand something to lose by the development versus imagined people that you do not represent, that do not vote here in Springboro, that do not pay taxes here...have to gain. So, he thinks it is critical for us to think about that and so what is never addressed by the proponents really is the concerns that happened to the communities that he lives in, which is in Royal Tamarack, the concerns of people in Settlers Walk that he talks to all of the time, and how it is that when everyone got wind of this, he thinks, ill conceived plan, that how quickly and how easily it was for us to get 1,000 signatures and beyond because it was just so wildly unpopular. Keep this in mind, while this is now the third iteration that we have actually been able to see of this plan, and while he thinks your point is well taken, which is that this is much better than it was in the beginning, something that is better than something that is horrible does not mean it is good. And, as we go out and we end up going to...what he means, and he says that to sort of everybody, he is not sort of singling everyone out because what we need to do is look at this as not like a negotiation. This is not a negotiation, and to the neighbors in Springboro and to the communities that he lives in and surrounding, they all see that this is hugely unpopular. You do not need to negotiate; you do not need to settle for something that you do not want because it is much less than the horrible thing that you did not want. When we look at this, we need to look at it for what it is not for what it could have been. If this was presented similarly in the beginning... Thank you.

9) Mouleeswaran Palaniappan, 20 Tanterra Circle – Mr. Palaniappan commented that listening to some of the comments here he just wanted to emphasize on the fact that when the developer was speaking before he mentioned about restaurants and retail spaces, there

was emphasis on that, but listening to all of the concerns that have been brought up like about the retail spaces and also due to the lack of businesses in Springboro, he would just suggest that a lot of emphasis needs to be placed on bringing and attracting businesses here with emphasis on office buildings because he thinks that is what is going to bring money into the City, which is in turn going to fuel those restaurants and retail spaces, and also there is going to be money coming in terms of payroll and other things. This also ties into the whole Millennial and GenZ and all, attracting all those young professionals, so, he just wanted to mention that and bring it to the attention of the City that not with just this development, with any future developments that are being considered, attracting businesses, and he does not know if you need to give tax credits or whatever, but that has to be mainly the primary focus and strategize as we go forward for the sustainability of the City and the community, and to continue...so he just wanted to add that based on the comments here and thank you for the opportunity of letting him talk. Thank you.

10) Ian Prendergast, 15 Brookfield Court – Mr. Prendergast commented that he had a quick question. This map is dated June 2021 and yet you say it has been updated three days ago. So, he is confused; what is the difference? Anybody?

Mr. Pozzuto commented that it is probably just a typo is his guess on the date. Mr. Pozzuto further commented that removing the multi-family portion is what is different in this plan. The six buildings that were multi-family were removed.

Mr. Prendergast asked why is not the date changed.

Mr. Pozzuto commented that he could not say. He did not produce the map, he is just reporting on what it is.

11) Mike Quast, 217 Deer Trail – Mr. Quast commented that his wife Barb and he have been in Springboro since '71 so it is about 50 years they have lived here. This is their third house in Springboro so they have been part of the development, seeing the town rise to where it is at now. It started out just being the town of Springboro and they has seen the City Building built three different times. It has been a long time. They have seen all the farm land disappear up and down SR741 all the way from Eyler's Home Furniture, if anybody can remember that, all the way to the airport was all farm land, so, they have known that this is only growing, and when they moved into Deer Trail in 2001, they knew that the Easton Farm would develop and they understood the zoning at that time would blend in our neighborhood along with the new development, so, the plan board back then or the long range planning must have seen that too, so, understanding why we want to change to this density, it just is not in the history of Springboro, and what is wrong with the history. People live by history you might say. He has also seen that when it comes to restaurants, and somebody said well we need some different restaurants in Springboro; we have seen places like Heatherwoode, they built a beautiful restaurant up there. For a couple years yet we supported it, but you get tired of eating in the same place and it went under. They have seen Ron's Pizza build a beautiful building behind Scotty's Barber Shop, and it was family restaurant and everybody after games would go there and things, and they could not handle it; we did not support them enough, so, even the Doubleday's, there has been three different restaurants trying to make it in there and they are doing a pretty good job of it, but we just do not support restaurants close to you and he thinks you find that within any community. He would rather go to Miamisburg or out to The Greene or some place like that just to get away from town and enjoy a dinner instead of being right there, so, he just does not see where retail will be supported by the Springboro people around here. His daughter is moving back to Springboro, after being away for 20 years, to raise her family on her own and...she is moving from the

Dublin-Jerome area, which is kind of like this. They are just pushing everything in close to her and she needed to get away from it and bring her back to Springboro to raise her child, so, he is totally against this. If we could stick with the same zoning that is there now, he thinks it would bring the City together. He remembers when they moved in Tamarack that the south side of SR73 would not even talk to us that built up in Tamarack. It was like the old City and the new City, and it took a long while for us to come together on that. He thinks there would be hard feelings with this area being developed with the density it is going to be okay. Thank you for your time.

12) James Boys, 20 Fairway Drive – Mr. Boys commented that the Mayor mentioned that he negotiates, he does too, that is what he does for a living. When he sees June 2021 on a map, that is a negotiation position, that is a negotiation position. You have a strong hand Sir; you have a strong hand and a vote and you can tell them to sharpen some more. You have got the cards; he does not, and this is evidence of it, so, he is going to ask you to get him to sharpen his pencil more on this development. He sees a lot of concrete. To him, that is a flood and you know his position on flooding and flood zones and FEMA; it is a concern, traffic is a concern. The last gentleman mentioned the Dublin area. He lived in the Dublin area when he was working in the State House; it was awful, he moved away from it. They got back down here and they looked for a community that did not have the Dublin area traffic problem. They came here because it did not have this. They are here because it did not have this and he has to tell you he is thinking again, and that is not good. You should not drive people away from a community because of blight and growth. This is not blight, he is sorry, that is not the correct term because this is a planned development and that is an inaccurate statement, but he would ask you to go back and negotiate some more. We have got one more hearing, if he understands correctly, on this, and that is not a lot of time and it sounds like a lot of you are intending to vote yes on this. Before you throw that leverage away, before you throw those cards on the table and fold, have him go back, have him sharpen his pencil some more; that is a negotiation position, he has got more room. Take it to him Sir; you can do it, he is confident you can. He would urge you to do that and he has to tell you that he is opposed to this development. He loves North Park. North Park is getting crowded; this will crowd North Park more. It is where he trains for races; it is a great place, it is a great asset, so, thank you for developing North Park. It is fantastic; you have done a great job. He would like to say one more thing before he finishes here, Ms. Iverson, you mentioned that there were some aspersions cast last time, that was out of line. Everyone here is a professional. You do what you do because of service and you do not do it to enrich yourselves, so, thank you for what you do, and anyone who questions that, that is garbage, you do not do that. We are here to argue this on its merits and just on its merits. There is no room to get personal with anyone. This is going to be done and we are still going to be neighbors and we are still going to have to talk to each other and figure out how to make this work. Thank you so much, he appreciates it.

Ms. Iverson commented that she wanted to thank Mr. Boys. Ms. Iverson explained that she did that specifically like a mama bear for her commission members and she realizes that it was a minority statement, but it still had to be dealt with. Thank you.

13) Justin Wiedle, 164 Deer Trail Drive – Mr. Wiedle commented that he is currently reading a book by New York Times best selling author Jon Acuff and it is called Punch Fear in the Face. Escape Average. Do Work That Matters, and as he read one chapter, he could not help but relate it to what we are going through right now, so, he is just going to read that; it is about a page and a half. It is titled, “Don’t Chase More Instead of Awesome.” Here it goes: “One day I had two conversations with two very different friends. One was 26 and a business owner from California; one was 58 and an author from Tennessee. On the outside,

they didn't have a lot in common, but they were both having the same problem and it's one you'll face in the land of harvesting. When crops pop up in your life, people are going to rush to your side and say, more. They will tell you that you can harvest more or grow more or benefit more if you would just increase production. If you expanded the territory, you would triple or even quadruple your awesome, and they may be right. Maybe you could harvest more if you just do these few additional things, but then when someone tells you, more, I want you to ask them, why. My young friend in California didn't at first. His company was blowing up making \$500,000 in one week. I don't know what your salary was at 26, but I'm positive I didn't get paid \$2 million a month. In the midst of that growth, people were coming out of the woodwork to tell him, more, that his harvest was nothing compared to what it could be if he would just push a little harder, try a little harder, expand here, grow there, things could be even bigger, he would have more. He took the advice for a while and the only more he ended up with was, is more exhausted. He ended up taking 10 days off from the company in the middle of a swirl because he realized he didn't have an essential perk, relaxation. Meanwhile, on the other side of the country, my friend in Tennessee had just released a new book. He was in the fun scene of harvesting. A young entrepreneur found out about it and asked him to lunch. Over the meal he laid out an extensive plan to grow my friend's book and platform. My friend had a good start, but it could be so much more if he just did the right things on Twitter and social media and maybe travel more, he would be able to really blow up his book, he would get more. Instead of agreeing to the proposal, my friend said what I want you to say in moments like this, why. So, why do I need that? I like my book; I'm proud of my book. I've got 20 years to sell my book and grow it. If I follow your proposal, it'll be really hard for me to maintain my day job, which I love, or be a good husband or dad. Why do I need more right this second. The entrepreneur was stunned. No one asks why to more. They just chase it and strain for it and often wind up with a whole lot of stuff they never really wanted in the first place; someone else's idea of awesome, but not their own. People are going to tell you more in the land of harvesting. When they do, ask them why, and if they don't have an answer that suits your version of awesome, don't change a thing." So, he is here tonight, these are his words now, to call on you to do exactly what the author called on us to do, and that is to ask, why, and then he is going to rephrase one of his paragraphs that he just read. Why does the City need to do that? We like our City; we are proud of the City. We have got 20 years to grow it. If we follow this proposal, it will be really hard for us to maintain the City as we now know it. Why do we need more right this second. He is concerned that the Council maybe enamored with the thought of more and that they are willing to risk that Springboro ends up like the California entrepreneur in the chapter he just read. Sure, he was making \$2 million dollars a month, but he was miserable just like every driver will be during school drop-off, pick-up and rush hour. Do not let this be about more, make it about awesome, and members of the Council, please do not forget to ask, why. Thank you.

14) Craig Salmon Gilmore, 8066 Country Brook Court – Mr. Gilmore commented that what he is about to say is a little bit on the controversial side. He wants you to look to your left and look to your right. Do you see someone that looks like me? Probably not, so, he is going to articulate what he sees, and what others outside of our community are hearing. Not here, don't move here. This is a very delicate topic and he challenges all of us to think not just of ourselves, but of those outside of our community that may not have the economic ability to live in a \$300,000, \$400,000 or \$1 million home, but they can live in a \$125,000 or \$200,000 home that a development such as this can afford those folks to be in and enjoy this community. He knows this is uncomfortable what he just said, but he really wants you to think about the message that we are sending to those outside of our community because what they are hearing. It is not about density, it is about diversity. Because the folks that live in downtown Springboro when all of the developments were happening around them and the

schools were being built, there was congestion on Main Street. When the development was being built in The Woods, when Summit Pointe, those homeowners, those homesteaders, had to deal with the congestions at SR73/SR741, at Bunnell Hill and Lytle-Five Points and Lytle Five Points and SR741 and Lower Factory and SR741, at Eyer and Lower Springboro. Folks have to deal with congestion at Red Lion and Lower Springboro. Those homes have been there for a long time and have small farms, but they accepted the growth. Progress is coming because if we do not contain sprawl, we will be consumed by sprawl because right at Red Lion and SR73 is open land, right at Pennyroyal and SR741 on the north side is open land, Right at Austin Landing on the southwest corner is open land. A developer can come in and put in more units at any of these locations. At Pennyroyal and SR73, it is open land, and those areas are not necessarily under the domain of the City of Springboro. The traffic congestion from those developments could impact our daily commute, so, regardless of which side you are on, he is asking you to really consider containment of the sprawl and the message our...is sending outside of the community. He wants us to work together. He appreciates what the developer has done; he appreciates the opponents' positions, but remember, like the gentleman said before him, we are still neighbors, we are residents, but not all of us come from the same economic, racial or cultural backgrounds that the person to your left or to your right comes from and be mindful of the message that we are sending. He thanks you very much, City Council, for all of the hard work that you are doing and he asks you to continue to do the hard work so that everyone can find a happy medium. Thank you.

15) Shirley Taylor, 375 Stanton Drive – Ms. Taylor commented that she built in 2013 on one of the vacant lots in Settlers Walk. She is a retired teacher of 35 years, most of it spent in the eastern suburb of Cincinnati. They moved up here because her son lives in Washington Township to be near him. She has not heard much at all about the impact on the schools. She has been volunteering in first grade in the Springboro Schools pretty much since they moved up here. That is one of her big concerns with the development, she has heard nothing about the estimated number of children. She happens to be fortunate, she is saying that facetiously, to live in Montgomery County, so she pays somewhat higher taxes to Montgomery than people who live in Warren County. That was not a good surprise to find out after we built, but she has always been a supporter of schools. She is not objecting if she ends up paying a little bit more in taxes, but...that is a problem too. She worked in first grade; they had 21 to 22 kids at Clearcreek Elementary, which was wonderful. She finds that, it is going to be really hard to maintain that when there could be a number of hundreds of children from this development, so, she would really like to see if there is anything in print of the impact of the schools will have in welcoming hundreds more children. Thank you.

16) Doug Wiedeman, 330 Wellington Way – Mr. Wiedeman commented that he wanted to thank you for confirming his hand-drawn density in all the other neighborhoods, and the one thing you were mentioning like down in the spice neighborhood was around 2.9-3 he thinks it was. That is pretty much what he came up with when he counted all those apartments, condos and homes in that area. The one thing he did not count in that area was the 75 or so acres of commercial area or the 40 acres of North Park. Now, when he looks at the Easton Farm development here, he did basically the same thing that you did. He did not count 13.4 acres of original farmstead nor the two houses that already exist on that property. He did not count that 12-acre buffer zone that surrounds the farmstead. He did not count the 15 acres of commercial development that, let us face it, nobody is building any houses in any of those areas. He did not count 11 acres of the remaining open space, which looks like it is primarily filled with retention ponds, what leaves us with essentially is 410 units built on about 50 to 51 acres, which comes down to about 8 units per acre. Now, to give you a rough idea of what the neighboring units look like. Royal Springs is about 1.82 per acre. Settlers Walk, he came up with just over 3 per acre, McCray Farms, 2.27, Sycamore, 1.48, so, compared to the

nearby neighborhoods, how dense does this really need to be? Is it 8 homes per acre, 5 homes per acre or 2 to 3 like the surrounding neighborhoods? We are talking about an area where people have made investments predicated upon expectations that the City was going to follow through with what they had done in the past, and, after listening to a bunch of these people talk earlier, he looks at that 15 acres of commercial development and he is just reminded of all of the Amazon truck stops that hit his house almost daily, and he is sure his family is not alone in that. The world has changed and he does not know if we are building for the future or building for yesterday because people in this community, like they said before, they have got restaurants that they can get to within five to ten minutes. Nobody is clamoring for restaurants and all he hears from the developer is, we need more restaurants. That is the primary focus for this density, and he just does not think that that is a viable argument, so it comes down to, you have 410 units parked on 50 acres and that to him is too dense. Thank you.

17) Chris Thompson, 5 Villa Pointe Drive – Ms. Thompson commented that she has work experience of 30 years in local government management, 28 of those years here in Springboro, and, Chris (Pozzuto), the other thing on the Mayor's surprise question for you would be the covenants and restrictions that the developer originally put on Gardner Drive, so, she wanted to help you, because he surprised you. She does have a lot of thoughts about this, but she guesses after she has listened, she was at the Planning Commission meeting, she was at the public hearing, she wants to simply implore this Council to do what the silent majority might have you consider, which is that our aging population and many of the people she speaks with do want a diversity housing stock in Springboro. Whether that means this development and multi-family or what it does not mean, they would like to see a diversity of housing stock. A number of people in this room have shared with her that they want to downsize, but they do not have anywhere in Springboro to go. This development in its original form for her was something that she was a proponent of. She thinks that Springboro needs this shot in the arm. She lived through the growth period in the nineties when this community was the third fastest growing City in the State of Ohio and the Councils before you and the management before us and the current management have controlled the growth in this community fairly well or none of the people behind her would be here. She wants you all to consider that this has been a well thought-out proposal. The outcry was multi-family is bad, multi-family is bad. The multi-family was removed yesterday, yet you are hearing tonight that the development is still bad. She hopes you have the courage to say that this property has the right to develop, the owners have the right to sell it and she encourages you to approve the rezoning because if you do not do it now you eventually will because it cannot stay R-1 forever. In this day and age, that will not exist. Mr. Dillin and his wife have made a commitment to this community. Everyone is marveling at the appearance of the Aaron Wright House. Not everyone in Springboro does want to live on a half-acre or acre lot. There are many silent people who are not coming to the meetings because they do not really think that this is probably...many people she speaks to think this is a good representation of what they want, a diversity of housing stock. We do not all have to agree, we do not all have to think it is right, but she does believe that the developer has acquiesced to all of the requests. She thinks multi-family was discussed by City Council and comments were made at the last meeting, and it has been removed, so, she thinks, Mayor, as people behind her have said, you are a great negotiator, Chris (Pozzuto), she knows you can be. She thinks that the City should give this development a chance and she thinks it is something we need desperately. The growth around us that everyone is concerned about schools and children and traffic, she thinks you all need to look at the Township in some respects because there is a great deal of family-sized houses being built right down by the high school, for example, that are going to impact our schools and definitely impact our traffic, but if we all stopped everything that is around our particular location, Springboro would not be here and

neither would most of the people in this room, so, she thanks you for your time and she thanks you for your dedication. She has always appreciated the work that Council does in this community and she thanks you for that. She thanks the residents of Deer Trail and the entire community, for over the years that she was here, for always feeling that they could come to these meetings and speak, so, she hopes she has the same respect. She does think that her experience base gives her the allowance to say that this community cannot stay stagnant. We cannot simply stop because then we will be stagnant. There will be no more retail, there will be no new restaurants, and everyone now is saying they do not care, they are going to drive 10 miles, but for the 28 years she was here, and she thinks you were with here for 15, Chris (Pozzuto), we heard constantly that people wanted more restaurants in Springboro, so again, the shifting sands have confused her this evening. She just implores you to do what is right and consider that Springboro needs to continue to be the great community it is by your efforts and those of the administration and the staff. Thank you.

18) Larry Dillin, Easton Farm Developer, 155 W. Central Avenue – Mr. Dillin commented that he simply wanted to say, as a developer, and as a property owner in this City, our commitment is the same today as it was when he first started looking at this plan in 2017. Putting together these large scale mixed use developments is not like putting together a single, small site and building on it. This is a living, breathing neighborhood that they are creating. That was their goal from the beginning, to create a new neighborhood for Springboro. His belief, in their practice for many, many years, has been that great communities are a collection of great neighborhoods. Their goal was to create a new neighborhood that follows the dictates of the land use plan and create something unique on one of the very last development parcels of scale in this community. That is their commitment; they intend to do that, they have done it before, and there are lot of questions that people have about how do you put this together. This is not their first rodeo; they have been doing this for a long time, billions of dollars worth of development. We can create a plan together that helps this community, that is their goal. Thank you.

19) Tom Phillips, 80 East Manor Drive – Mr. Phillips commented that he is happy that the developer did opt to remove and take the feedback from the Mayor and the City Council regarding the multi-family housing. His concern though, now then really pivots to that retail space and the research that must be done prior to taking the vote on rezoning as to whether or not this now current proposed layout could actually support that retail area. While the opponents of this project have certainly seen some progress in moving it towards something that they would prefer, he would advise the Council that it would be good to allow the developer to give time to do that research to understand the numbers through the impact that it will have on the retail space, and whether or not that retail space is even viable in this particular construct. Personally, sitting in traffic earlier today driving past the high school and seeing this image of what this proposed development looks to be, he thinks there are other concerns that have to be addressed regarding transportation infrastructure, regarding the schools, that are going to impact everyone that lives here in the community now and that will also be an impact to anyone that would come to a proposed or to a future development regardless of the shape or size that it is on the Easton Property. He appreciates your efforts in trying to do your best to the make the community one that we are all proud of, and it will be interesting to see how this process...as it moves forward. Thank you.

20) David Beckman, 168 Deer Trail Drive – Mr. Beckman commented that he just wanted to say upfront just to be clear, nobody is saying do not develop. A previous speaker said, do not stop or else you are going to get stagnant; nobody is saying that. People are saying, development something that is in the character of Springboro that the existing residents want. Just because the Township is doing something that is going to have a large impact on

something does not mean...it does not give us the right to do something ourselves that is equally as bad; that does not make any sense, it does not really pass a logic test. He will say that the removal of the apartments is a step in the right direction. He thinks it begins to address the density, but he still has some significant concerns. He has consistently stated these concerns for months. This is like his tenth meeting about the Easton Farm since 2017. His concerns are: density, the conformity to existing zoning, the closure of Fox Trail, the fit with the character of Springboro, and you guys probably already know this since you have read all the Planning Commission and have seen all of the stuff that he submitted. But, over these years, he has seen the developer pitch everything from bike repair stations, that was in 2017, to restaurants. He has heard a developer say they cannot do this or cannot do that, but then they do it when they are pushed hard. We first saw this happen with four-story apartment buildings and then we saw this happen with apartments. He knows tonight, as this started out, you had a lot of questions about density. Many people, just like the City did earlier, look at the removal of apartments and say, he thinks, look how much the density has gone and they start talking about the reduction in percentages, and there is actually a term for this; it is a psychological principle, it is called price value bias. The way it sort of works is you go to the store with a coupon, 30% off, and you buy something thinking you got a good deal until you realize the markup was 60%; so, you are still buying something that you think is a good deal, but you are still paying way over the value of it, and that is kind of what is happening here he thinks, so, the lowering of the density while very welcome does not make this a good plan automatically; it does not solve all the remaining problems. He does not think the comparison should be from today's plan to last month's plan. The comparison should be today's plan versus current zoning. Today's plan versus the character of the surrounding area, and it should be today's plan versus what the residents want. This is the measuring stick we should use, not previous plans, so, as he mentioned before, he thinks we should take a look at the revised plan on its own merit, so, let us see what is in it. People were talking about density earlier. The City has their numbers, other people have their numbers. The difference is gross versus net density, as he talked about last time. Net density is essentially looking at the number of housing units, the number of dwelling units, of which independent living is counted per 1290.02 of our City code, and the land they built on, and the fact is that, that turns out still to be about 8 units per acre, it was previously 11. Current zoning is 2 units per acre. The surrounding neighborhoods that we heard earlier are between 1.8 and 3 units per acre or even less than 3 units per acre. We still have the 31 ft. lots. He has scoured the entire City and spent more hours than he would like to admit looking at GIS and he cannot find any consistent lot structure that is lower than 49 ft. in the City. Other lots smaller exist, but they are one-offs, from what he found, with unique reasons for lots being that size. From what he found, the smallest lot in the City of Springboro is in downtown, it is a 49 ft. lot. This is 18 ft. smaller than anything he could find in Springboro anywhere else. Maybe he missed something, but by and large the lots in Springboro are much larger. That 31 ft. lot is so small that you cannot play a regulation game of Cornhole, you need 34 ft. for that, so, nobody is going to be entertaining people. This room is, as he mentioned earlier, 25-28 ft.. Based on their required side setbacks for these lots, they are going to be 25 ft. wide. Think about how wide that is, as this room. He is sure that all of your houses and probably even your master bedrooms are bigger than that...so, this is not in character with the development pattern of the City, and even these 31 ft. lots, the density of those lots are over 11 units per acre just in those lots. That is higher than what is allowed in R-3 zoning for single-family housing, that is still really high. We still have a three-story building on a corridor with one to two story buildings, and if you drive down there, which you all do every day he is sure, you will know that on the left side, most of the those one or two-story buildings are below grade so their effective height is much lower, and we still have issues with the backyards and how...with adjacent residents. We moved here expecting half-acre lots, and he is concerned about the open space as well. He does not think we should be pursuing something that we can live with; he thinks we should be pursuing something that does not divide our community and takes care of the welfare of existing residents and adjacent homeowners and that brings people together and preserves the character and development plan of the City. City Council, please hold the line, it is your job to develop responsibly. Thank you.

21) Linda Nelson, 221 Deer Trail Drive – Ms. Nelson commented that she would like to thank Larry Dillin for meeting with Springboro residents, for making accommodations for property owners adjacent to the property, for looking into keeping Fox Trail Drive closed after reviewing the needs of the development and the traffic study, and he has concluded it should remain closed. She would like to thank Planning Commission and you two for supporting that and saying, close it and make it unamendable. She would also like to remind you that your job is to keep unlike properties apart. You did that by closing Deer Trail and you are accommodating as many people as you can, but that is the fear of the residents. This is unlike anything, anyone ever expected. Thank you.

Mayor Agenbroad thanked the guests, on behalf of Council, for coming out this evening and expressing their concerns and their comments. Mayor Agenbroad commented that this is a great community and we will deal with the issue before us.

No other guests came forward.

ITEM 11. EXECUTIVE SESSION. No Executive Session.

ITEM 12. ADJOURNMENT. Mayor Agenbroad thanked the MVCC for tonight's telecast and scheduled rebroadcasts of this Springboro City Council Meeting. Mayor Agenbroad wished everyone a nice, safe and healthy Labor Day Weekend!

Mayor Agenbroad called for a motion to adjourn the Thursday, September 2, 2021 Springboro City Council Regular Meeting at approximately 9:00 PM.

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

No discussion.

VOTE: Agenbroad, Yes; Chmiel, Yes; Hanson, Yes; Harding, Yes; Brunner, Yes; Ridd, Yes; Iverson, Yes. [7-0]

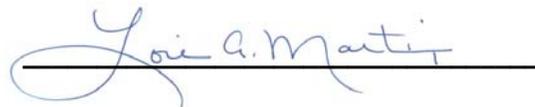
—MEETING ADJOURNED—



John H. Agenbroad, Mayor

John H. Agenbroad

Presiding Officer



Lois A. Martini