

CITY OF KETTERING
CITY COUNCIL
WORKSHOP MINUTES
March 11, 2025

The Council of the City of Kettering, Ohio, met in a workshop session on Tuesday, March 11, 2025, in the Deeds Conference Room, Kettering Government Center 3600 Shroyer Road. The meeting came to order at 6:00 p.m.

Council members present included Mayor Lehner, Mrs. Hall, Ms. Duvall, Mr. Scott, Mr. Sullivan and Mr. Suddith.

Council members absent: Vice Mayor Fisher

Staff members present included City Manager Matt Greeson, Assistant City Manager Steve Bergstresser, Assistant City Manager Bryan Chodkowski, Law Director Ted Hamer, Human Resource Director Jenny Smith, Planning & Development Director Tom Robillard, City Planner Ryan Homs, Communications and Engagement Manager Amanda Harold, and Clerk of Council Amy Hayslip.

Mr. Sterling Abernathy and Ms. Celeste Mitchell were also in attendance.

Facade and Demolition Grant Program

Mr. Robillard presented the update.

Since 2013 focus on Wilmington Pike Corridor

Amendment to include:

- Offer programs city-wide
- Include residential within CRA, TIF or redevelopment areas
- Increase amount from \$25,000 to \$50,000
- Minor process clarifications

Would be put on the March 25th Council Agenda

Discussion was held among Council Members and staff about what the demolition can be used for in the pre-approved residential areas (CRA, TIF or redevelopment areas, like demolishing a whole house and building a new home, or if the grant could be used on an apartment building – answer being yes.

Mr. Robillard mentioned that the amended program would have a more consistent process.

Amend Moratorium for Certain Land Uses

Mr. Robillard presented.

Moratorium adopted August 2024 for 16 months

Included:

- Vehicle refueling or Recharging Establishments
- Kiosk (less than 500 sq. ft.)
- Convenience Stores (500 to 4,000 sq. ft.)
- Small Box Discount Retail (5,000 to 15,000 sq. ft.)

Proposed amendment to address:

- Kiosk larger than 500 sq. ft. and less than 1,000 sq. ft.
- Gap between convenience store and small box retail.

Would be put on the March 25th Council Agenda

Mr. Robillard mentioned that they are looking to change the verbiage of the current moratorium to increase the square footage of the coffee kiosks and convenience stores.

Kettering Comprehensive Land Use Plan Update

Mr. Homsy gave the presentation.

1. Where are we in the process and what has happened so far?
2. What level of public engagement has occurred and what are the next and/or ongoing public engagement steps?
3. What are examples of early research (very summarized)?
4. What is next?

Process

Project Schedule:

Community Tour – November 6, 2024

Steering Committee Meeting #1 – January 16, 2025: Plan Alignment/Policy Matrix; Existing Conditions Research & Analysis; Focus Area/Sub-area Planning

Community Engagement & Envisioning

The current step we are on.

Stakeholder Focus Group Meetings – Ongoing; 26 stakeholder interviews so far out of 84 contacts; 31 business surveys completed out of 100+ contact

Public Meeting #1: Kick-Off – Scheduled for April 23

Online Engagement: Surveys & Activities – Just starting – Website is live – comments can be added onto an interactive map or submitted through the message portal

Engagement Summary and Draft Plan Vision & Framework – In the works

Steering Committee Meeting #2 – Scheduled for May 8 – topic to establish focus areas

Existing Conditions Research

Existing Land Uses

Existing motorized transportation network

Existing and proposed connections to regional trail network

Existing parkland

Population trends – change in population 3%: 1,699 people moved to Kettering between 2010 to 2020

Housing age: Many housing units were built before the 1970s; the vast majority of Kettering housing is more than 50 years old

Major employees & industries: Total Primary Jobs in 2022 – 29,800 this is up from 28,500 in 2002

Focus Area Determination – Susceptibility to change, based on the following factors: vacancy rates; value of land relative to improvements; visitation trends from Placer AI; ages of buildings; number of property owners; mobility (roadway network, existing/proposed trails, mass transit access)

Next Steps: Plan creation & finalization – May 8, 2025 to November 2, 2025.

Federal Funding Forecast

Mr. Greeson presented the forecast. For 2025 the only funding that is on “hold” is the Technical Assistance Voucher for the Sustainability program.

Federal Funding – CDBG

Mr. Chodkowski presented.

- Receive ~\$550,000 annually.
- Currently using 2024 funds.
- 2025 Allocation Announcement ~June 15.

- 2025 Draft Budget due ~August 1.
- No credible information is available on the future status of CDBG funding.

Council Agenda Review

Mr. Greeson reviewed the Council Agenda.

At 6:49 p.m., Mr. Suddith made a motion to enter Executive Session under Section 121.06 (k) of the Codified Ordinances for purposes of: Economic Development; Property Matters; and Security Arrangement; seconded by Mrs. Hall. The motion passed unanimously upon roll call vote.

At 7:29 p.m., the Council exited Executive Session and went back on public record.

The City Council Workshop Meeting adjourned at 7:29 p.m.

ATTEST:

AMY J. HAYSLIP
Clerk of Council

PEGGY LEHNER
MAYOR