

CITY OF KETTERING  
CITY COUNCIL  
WORKSHOP MINUTES  
April 24, 2018

The Council of the City of Kettering, Ohio met in a workshop session on Tuesday, April 24, 2018 in the Kettering Meeting Room, 3600 Shroyer Road, Kettering Government Center. The meeting came to order at 6:02 p.m.

Council Members Present included Mayor Patterson, Vice Mayor Lautar, Mr. Duke, Mr. Wanamaker, Mr. Klepacz, Mr. Scott and Mrs. Fisher.

Staff Members Present: City Manager Mark Schwieterman, Assistant City Manager Steve Bergstresser, Law Director Ted Hamer, Community Information Manager Stacy Schweikhart, Police Chief Chip Protsman, Public Service Director David Duritsch and Economic Development Manager Gregg Gorsuch.

Mr. Sterling Abernathy was also in attendance.

Agenda Review – Mr. Schwieterman reviewed the agenda for this evening’s meeting with the Council members.

Waste management – Mr. Schwieterman stated Waste Management has now developed a system where residents can call in and get assistance on a Saturday in a week that has a Holiday in it. Residents just call the normal Waste Management phone number and there will be Waste Management employees in charge of taking Saturday calls.

Fiber Ring Project – Mr. Schwieterman noted only one bid was received for the Fiber Ring project and that bid is not acceptable. MVCC and the consultant will re-write the request for proposal and go back out to bid.

Medical Marijuana Presentation – Mr. Schwieterman stated Mr. Bergstresser will be giving the Medical Marijuana presentation at this evening’s Council meeting. He will give the presentation right before the public comment portion of the meeting.

Request for Zoning District Map Amendment – Mr. Schwieterman noted at the April 10<sup>th</sup> City Council meeting, the Council held a public hearing for P.C. 17-035 a request for zoning map amendment to reclassify land from ED-3 and I-Industrial to O-Office for properties located on East David Road. Mr. Schwieterman displayed an aerial map of the properties in question. Mr. Schwieterman reviewed some of the facts in the case, such as the property owners, the acreage of the parcels and what three parcels are involved in the case. He also described the role City Council plays in a rezoning case. He noted Council can approve the rezoning of all three lots, they can deny the rezoning for all of the lots or they can modify the application and approve individual lots if they desire. Mr.

Schwieterman also reiterated if a zoning request is denied the applicant must wait one year to reapply.

Chief Protsman arrived at the meeting at 6:34 p.m.

Mayor Patterson said he has a concern that individuals who purchased property under the EDO bought under certain circumstances and assumptions, this rezoning would change those requirements. Mr. Klepacz said so we would have to rezone the School of Advertising Art (SAA) property in order for them to use the facility as a four year school. Mr. Schwieterman said we would either have to rezone the property or amend the EDO so the property could be used as a four year school. Mayor Patterson asked if it would be better to rezone the SAA property or amend the EDO. Mr. Schwieterman asked if there was any concern in rezoning the SAA property and the Vectren property. If not Council could take action on those two properties and delay taking action on the City owned property. The City Council members said they did not have a concern over rezoning the SAA and Vectren properties. Mr. Duke noted he feels the entire application meets the requirements for a rezoning approval. Mr. Duke also said he feels this SAA School and residential building project would be good for the City. Mr. Klepacz stated he doesn't feel there is a lack of housing options in the City. Mayor Patterson said perhaps we should move forward on the SAA and Vectren portion of the rezoning application and delay moving forward with the City owned property portion of the rezoning request to allow for more discussion. The consensus of City Council was to move forward with the SAA and Vectren portion of the request and to delay moving forward with the City owned property portion of the request, but to have the delay be no longer than 60 days. The first reading for the SAA and Vectren portion of the request will be held at the May 8, 2018 City Council meeting.

At 7:16 p.m. Mr. Klepacz made a motion to enter into executive session under Section 121.06 (k) of the Codified Ordinances for purposes of Property Matters; the motion was seconded by Mr. Duke. The motion passed by a unanimous roll call vote.

At 7:22 p.m. Council exited the executive session and went back on the public record.

Kettering Police Department (KPD) Facilities Renovation – Mr. Schwieterman said staff is planning to move forward with the KDP renovation following the direction they received from City Council at the City Council Retreat. Mayor Patterson said he would like to see a rendering of the planned renovation. Mr. Schwieterman said he will send out the rendering to City Council and then we can discuss the project at the May 8<sup>th</sup> Council Workshop.

The workshop meeting adjourned at 7:27 p.m.

ATTEST:

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DONALD E. PATTERSON

MAYOR

LASHAUNAH D. KACZYNSKI  
Clerk of Council