

CITY OF KETTERING
CITY COUNCIL
WORKSHOP MINUTES
October 24, 2023

The Council of the City of Kettering, Ohio, met in a workshop session on Tuesday, October 24, 2023, in the Deeds Conference Room, Kettering Government Center, 3600 Shroyer Road. The meeting came to order at 5:59 p.m.

Council members present included Mayor Lehner, Vice Mayor Fisher, Ms. Duvall, Mr. Klepacz, Mrs. Hall and Mr. Scott. Mr. Duke had an excused absence.

Staff members present included City Manager Matt Greeson, Assistant City Manager Steve Bergstresser, Law Director Ted Hamer, Human Resources Director Jenny Smith, Planning and Development Director Tom Robillard, Economic Development Manager Amy Schrimpf and Community Information Manager Mary Azbill.

Mr. Shane Sullivan and Mr. Mark Lathrop were also in attendance.

Mr. Greeson opened the meeting announcing that Ryan Homsí would present City zoning issues at tonight's meeting regarding a rezone for a possible Sheetz gas station at the corner of Dixie Drive and Dorothy Lane.

Revisions to Codified Ordinance 660.20 – Mr. Bergstresser referenced a memo previously sent to Council members and emphasized necessary revisions to Codified Ordinance 660.20 which pertains to illegal dumping in streams and public drains. Modifications to the ordinance will clearly delineate things people can and cannot do to help reduce pollutants to protect the City's water quality. One of the new additions to the ordinance is outlawing septic systems in Kettering. Fewer than 100 septic systems currently exist and connect to the storm sewers. It is hoped these changes will be approved and official by year end with a follow up report in March.

Mr. Klepacz recommended including the elimination of grass clippings in the roadways as their chemicals could enter into the drains. Mr. Bergstresser stated that this is difficult to enforce.

Community Reinvestment Act (CRA) – Ms. Schrimpf stated that the CRA meeting has been scheduled for November 29, from 6:00 to 7:30 p.m. at the Charles I. Lathrem Senior Center with Community Development Manager Angela Rahman and City Planner Ryan Homsí. The meeting will consist of an overview of the CRA process and how it can impact a community. Other programs offered by the City will be discussed, as well, including home rehab funding, homebuyer assistance and utility support. Letters announcing the meeting will be sent to residents in the Aragon-Oak Park neighborhood.

Public Hearing – Mr. Greeson reminded Council of the public hearing to rezone the property located at 1490 W. Dorothy Lane from ED-17 District to 8-Business District. Mr. Hamer provided the group with a refresher on the process for rezoning requests.

Mr. Hamer stated that the Planning Commission considered the application and recommended that Council deny the application. The zoning code has requirements for Council to follow, as well. He explained that there will be a public hearing tonight and presentations from City staff and applicant. Council will hear from interested members of the public who want to offer opinions. Council is free to ask questions. At the conclusion of that process, Council will close the public hearing. Council defers decision until a subsequent meeting to allow for consideration. In making the decision, there will be two resolutions--one to accept and the other to reject. Council will read one of those and vote to adopt. Legal questions can be handled in executive session. Mr. Hamer advised Council to apply the criteria presented and leave personal affinity out of the decision.

Mr. Bergstresser reminded Council that tonight's public hearing is regarding a recommendation from the Planning Commission, not to be confused with an appeal hearing of a Board of Zoning Appeals decision. Mr. Hamer advised that the closer the zoning code is followed, the less risk is involved to the City.

Mr. Klepacz requested a future executive session be held when legal issues are being discussed for this public hearing.

At 6:18 p.m., Vice Mayor Fisher made a motion to enter Executive Session under Section 121.06 (k) of the Codified Ordinances for the purposes of Labor Negotiations; Personnel Matters; Property Matters;

Economic Development; and Negotiations with Organizations or Individuals, seconded by Mr. Scott. The motion passed unanimously upon roll call.

At 7:28 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:

PEGGY LEHNER
MAYOR

LASHAUNAH D. KACZYNSKI
Clerk of Council