

CITY OF MIAMISBURG
CITY COUNCIL MEETING MINUTES
10 N FIRST STREET, MIAMISBURG, OHIO

September 17, 2024

The Miamisburg City Council meeting commenced at 6:00 p.m.

Mayor Collins issued the call to order with an Invocation and the Pledge of Allegiance.

Regular Session began with the following members present: Mayor Collins, Councilmembers: Beachler, Colvin, McCabe, Nestor, Nicholas, Stalder and Thacker.

Motion was made by Colvin, seconded by Nicholas, to accept the minutes of the Regular Session on September 3, 2024, as distributed. Motion carried.

Mayor Collins opened Citizen Forum and asked anyone present who wished to discuss an item not appearing on the agenda, to come forward. There was no response, and the Forum was closed.

Council began hearing the following items:

ORDINANCE NO. 7094

AN ORDINANCE TO AMEND PART TWELVE, TITLE SIX OF THE CODIFIED ORDINANCES TO ALLOW BARBER AND BEAUTY SHOP USES IN THE CENTRAL SERVICE DISTRICT (CSD-1) ZONING DISTRICT.

Chris Fine, Development Director, presented Ordinance No. 7094. The ordinance would amend the current code to allow barber and beauty shop uses in the Central Service District (CSD-1) Zoning District. Currently, "Household Pet Grooming Establishments" are permitted by-right in the CSD-1, while barber and beauty shops are prohibited. The first reading of this ordinance was heard by City Council on July 16, 2024, during Regular Session, at which time it was referred to the Planning Commission. The Planning Commission conducted a Public Hearing of this matter at their August 19 meeting. By unanimous vote, the Planning Commission recommended approval of this ordinance.

Mayor Collins opened a Public Hearing and asked anyone present who wished to speak in favor, or in opposition to, this ordinance to come forward. Mr. Garrett Mendenhall came forward and was sworn in. Mr. Mendenhall is the prospective owner of 130 N. First Street, Miamisburg, Ohio with interest in establishing a barber shop at said premises. Mr. Mendenhall referenced both 1230.04(a) and 1262.02(a) of the Miamisburg Code to support the institution of barber shop uses within the zoning district. Mr. Mendenhall advocates for the approval of adding barber shop uses to the list of approved businesses for the CSD-1 zoning district. As no other party wished to speak on the matter, the Public Hearing was closed.

Motion was made by Nicholas, seconded by Stalder, with the requirement that Ordinance No. 7094 has been read on two separate days, to authorize its adoption on the second reading and have it read by title only. Motion carried. The ordinance was read by title only. Motion was made by Colvin, seconded by Thacker, to pass and adopt the ordinance as recommended by the Planning Commission. Ordinance No. 7094 was adopted, carried by Yea Votes of Beachler, Colvin, McCabe, Nestor, Nicholas, Stalder and Thacker.

ORDINANCE NO. 7107

AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP TO REZONE THE PROPERTY AT 490 BYERS ROAD (CITY LOTS #3869 AND #6551) FROM HS-1, HIGHWAY SERVICE AND OS-1, OFFICE-SERVICE TO SPECIAL DEVELOPMENT DISTRICT (SDD-4), AND TO APPROVE THE COMPANION DEVELOPMENT GUIDELINES REPORT AND PRELIMINARY DEVELOPMENT PLAN.

Chris Fine, Development Director, presented Ordinance No. 7107. The ordinance would approve a Special Development District (SDD-4) for Winsupply to construct a warehouse and distribution facility at the northeast corner of Byers Road and Lyons Road. As currently proposed, Winsupply proposes to construct a 622,728 square foot building with improvements to include a sidewalk along Byers Road and substantial screening, landscaping and mounding along the property perimeter. Winsupply expects to construct and occupy the building within five (5) years.

Motion was made by Nicholas, seconded by Colvin, with the requirement that Ordinance No. 7107 be read on two separate days and be read by title only. Motion carried. The ordinance was read by title only. Motion was made by Nicholas, seconded by Stalder, to pass Ordinance No. 7107 to the second and final reading after being presented to the City Planning Commission. Motion carried.

ORDINANCE NO. 7108

AN ORDINANCE TO AUTHORIZE THE CITY MANAGER TO ENTER INTO A PROFESSIONAL SERVICES AGREEMENT WITH CHAMPLIN ARCHITECTURE, FOR COMPLETION OF A COMPREHENSIVE FACILITY MASTER PLAN FOR CITY-OWNED BUILDINGS AND DECLARING AN EMERGENCY.

Ryan Davis, Parks and Recreation Director, presented Ordinance No. 7108. The ordinance would authorize a Professional Services Agreement to create a comprehensive inventory of facility infrastructure, evaluate space utilization and needs, and develop a long-term capital maintenance or investment plan. After thorough review of the qualifications of various firms, the Champlin Architecture proposal best meets the requested scope of the project. Staff recommends approval of this ordinance.

Motion was made by Colvin, seconded by Beachler, to dispense with the requirement that Ordinance No. 7108 be read on two separate days, authorize its adoption on the first reading and have it read by title only. Motion carried. The ordinance was read by title only. Motion was made by McCabe, seconded by Stalder, to pass Ordinance No. 7108, carried by Yea Votes of Beachler, Colvin, McCabe, Nestor, Nicholas, Stalder and Thacker.

Upon the close of legislative items, Council entered Study Session to discuss the following:

- King Richard / Sherwood Forest Transmission Main Project update
- Annexation update

King Richard / Sherwood Forest Transmission Main Project update

Valerie Griffin, Project Manager, provided updates on the King Richard / Sherwood Forest Transmission Main Project. The project would replace a total of 9,540 feet of water main. The transmission main serves the Medium Service Area which accounts for approximately one-third of the city. Ms. Griffin reviewed the corresponding Water Master Plan, project estimates and next steps to include: design phase engineering, survey & geotechnical information, bid phase services and loan assistance.

Annexation update

Keith Johnson, City Manager, provided an update on the double taxation of annexed property on Union Road. The Zink family annexed property on Union Road into the city under two separate Type II annexations, which occurred in April 2004 and August 2005. In December 2005, the Ohio Attorney General's office changed the collection procedures for property taxes in Type II Annexed areas. The method introduced to collect property taxes in these areas created an unexpected financial burden for the Zink family, who have been seeking relief since the change was implemented. Mr. Johnson discussed various options in responding to the family's problem.

Upon the close of Study Session item discussion, the meeting concluded at 7:15 p.m.



Jeff Nestor, Councilmember At-Large



Keysha Alexander, Clerk of Council