

CITY OF MIAMISBURG
10 N FIRST STREET, MIAMISBURG, OHIO

July 21, 2020

Mayor Collins gave the invocation, after which everyone recited the Pledge of Allegiance.

Council met in Regular Session at 6:00 p.m. with the following members present: Mayor Collins, Councilmembers Colvin, McCabe, Nestor, Nicholas, Stalder, Thacker and Thompson.

Motion was made by Colvin, seconded by Thompson to accept the minutes of the Regular Session on July 7, 2020, as distributed. Motion carried.

Mayor Collins opened the Citizen Forum and asked anyone present who wished to discuss an item not appearing on the agenda to come forward.

Jonathan Gillman, 9524 Miamisburg Springboro Road, thanked Ryan Homsi for taking care of the dust issue that occurred this week at the new development on Miamisburg Springboro Road. He voiced his concerns about the traffic in this area due to the Aberdeen development. He asked if the Township and the City were thinking about widening the road in the area of this development. The Mayor advised him that these concerns will be addressed during the public hearing for Ordinance No. 6846. There were no further comments and the Forum was closed.

Mayor Collins administered the oath of office to Anthony Covington. Mr. Covington is the new Assistant to the City Manager. Mayor Collins administered the oath of office to Ryan Davis. Mr. Davis is the new Parks & Recreation Director.

Ryan Homsi presented Ordinance No. 6845. Mr. Homsi stated that this Ordinance includes several minor modifications to different chapters of the Planning and Zoning Code. This Ordinance has been referred to as the "housekeeping ordinance" due to the number of chapters it modifies. Mr. Homsi informed Council that the first reading of Ordinance 6845 occurred on June 16, 2020. The Planning Commission held a public hearing on June 22, 2020. The Planning Commission recommends that City Council adopt the ordinance as written.

ORDINANCE NO. 6845

AN ORDINANCE TO AMEND AND SUPPLEMENT VARIOUS CHAPTERS OF THE PLANNING AND ZONING CODE OF THE CITY OF MIAMISBURG TO ALLOW FOR INCIDENTAL UPDATES TO BE MADE MORE EASILY TO THE PLANNING AND ZONING CODE, UPDATE BUFFERYARD AND SETBACK REQUIREMENTS, UPDATE CERTAIN PROVISIONS FOR ACCESSORY STRUCTURES AND FENCES, UPDATE

LANDSCAPING REQUIREMENTS, UPDATE PARKING REQUIREMENTS, AND UPDATE SIGN STANDARDS.

The first reading of the Ordinance was held at the June 16, 2020, regular session at which time it was referred to the Planning Commission. Mayor Collins opened a Public Hearing and asked anyone present who wished to speak in favor of or in opposition to the Ordinance to come forward. There was no response and the Hearing was closed. Motion was made by Colvin, seconded Nicholas to adopt the Ordinance as recommended by the Planning Commission. Motion carried. Motion was made by Nicholas, seconded by Stalder to pass the Ordinance to the second and final reading, carried by Yea Votes of Colvin, McCabe, Nestor, Nicholas, Stalder, Thacker and Thompson. Motion was made by McCabe, seconded by Thompson to read Ordinance No. 6845 the second and final time by title only. Motion carried. The Ordinance was read by title only. Motion was made by Colvin, seconded by McCabe to pass Ordinance No. 6845, carried by Yea Votes of Colvin, McCabe, Nestor, Nicholas, Stalder, Thacker and Thompson.

Ryan Homsy presented Ordinance No. 6846. Mr. Homsy stated that the new developer (Parkland Homes) and the builder (Fischer Homes) are seeking a major plan change to the Courseview at PipeStone development, which was approved by Council in July of 2019. These major changes require the project to go through the full public hearing process. This development covers approximately 43 acres on Miamisburg-Springboro and Medlar Roads. This ordinance also changes the name and adopts the updated design standards for the Aberdeen development. The requested changes include relocating both entrances (slight change on Miamisburg-Springboro, more substantial relocation on Medlar Road) and a reworking of the internal design of the site. The current plan shows 133 single-family residential lots, 88 of which will be "Lifestyle" units (patio-style, age targeted) and 45 of which will be "Traditional" (predominately two-story, non-age targeted). The developers have requested that two of the cul-de-sacs currently shown as being Lifestyle units be flex lots that can be converted to traditional lots should market demands change in the future. Should both cul-de-sacs convert from lifestyle to traditional units, the total unit count would drop from 133 to 127, with 47 of the lots being lifestyle and 80 being traditional. Mr. Homsy informed Council that the first reading of Ordinance 6846 occurred on March 17, 2020. The Planning Commission held a public hearing on June 22, 2020. Mr. Homsy read the Planning Commission's recommendation to City Council on the item, which is that the Planning Commission recommends that City Council adopt the ordinance with modifications and conditions that are detailed in the ordinance and associated staff report.

ORDINANCE NO. 6846

AN ORDINANCE APPROVING A MAJOR CHANGE TO THE COURSEVIEW AT PIPESTONE PLANNED RESIDENTIAL (PR) DEVELOPMENT LOCATED ON CITY LOTS, PARCEL IDS K46 01422 0009, K46 01422 0023, K46 01422 0024, K46 01422 0025 AND K46 01422 0026 AND TO APPROVE THE COMPANION PRELIMINARY DEVELOPMENT PLAN FOR THE ABERDEEN PLANNED RESIDENTIAL SUBDIVISION.

The first reading of the Ordinance was held at the March 17, 2020, regular session at which time it was referred to the Planning Commission. Mayor Collins opened a Public Hearing and asked anyone present who wished to speak in favor of or in opposition to the Ordinance to come forward.

Mayor Collins swore in Jonathan Gillman. Mr. Gillman lives at 9524 Miamisburg Springboro Road. He thanked both Mr. Homsy and Mr. Berling for their quick response to the dust issue. Mr. Gillman voiced his concerns about the increased traffic in this area due to the new development. He inquired if the Township had plans to widen the road in this area. He asked how far the entrance is for turn lanes into the development. He also asked if the developer is planning on having a buffer/barrier on the west side of the road.

Mayor Collins swore in Terry Ratcliff. Her parents live at 9417 Miamisburg Springboro Road. She also thanked Mr. Homsy and Mr. Berling for the water truck. This helped deter the dust. Ms. Ratcliff is concerned with elevation of the homes. Her parents' house sits lower than the development and she is concerned with flooding. She has concerns about the barrier/buffer area and a major concern with the road and traffic in the area.

Greg Berling from Fischer Homes thanked City Council for allowing him to speak tonight. He thanked Mr. Fine and Mr. Homsy for their help with the approval process. Mr. Berling addressed the concerns of the residents. The water truck is on site and will help to deter the dust. The road widening will include a 175' taper for the turn lanes. The back building line for the homes on the north side of the property will be 50-75' off the property lines of the adjoining property owners.

Motion was made by Colvin, seconded Nicholas to adopt the Ordinance as recommended by the Planning Commission. Motion carried. Motion was made by Stalder, seconded by McCabe to pass the Ordinance to the second and final reading, carried by Yea Votes of Colvin, McCabe, Nestor, Nicholas, Stalder, Thacker and Thompson. Motion was made by Thompson, seconded by Nicholas to read Ordinance No. 6846 the second and final time by title only. Motion carried. The Ordinance was read by title only. Motion was made by Nicholas, seconded by McCabe to pass Ordinance No. 6846, carried by Yea Votes of Colvin, McCabe, Nestor, Nicholas, Stalder, Thacker and Thompson.

Ms. Griffin presented a motion to declare various equipment and vehicles in the Public Works Department as surplus property. The equipment or vehicles are either being replaced through the capital improvement fund or have been designated as no longer useful to operations. These items will be sold on govdeals.com.

Motion was made by Colvin, seconded by Nestor to declare various equipment and vehicles in the Public Works Department as surplus property. Motion carried.

Motion was made by Nicholas, seconded by Thacker to cancel the August 4, 2020 regular meeting due to lack of agenda items. Motion carried.

Council recessed to a Study Session to discuss the following:

Austin Cooperative Agreement

Quarterly Financial Report

Special Assessment

There being no further business, motion was made to adjourn. Motion carried.



Michelle L. Collins, Mayor



Kim Combs, Clerk of Council