

CITY OF MIAMISBURG  
10 N FIRST STREET, MIAMISBURG, OHIO

September 7, 2021

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, Nestor, Nicholas, Stalder, and Thacker.

Motion was made by Stalder, seconded by Nicholas to excuse Councilmembers McCabe and Thompson. Motion carried.

Motion was made by Colvin, seconded by Nestor to accept the minutes of the Regular Session August 17, 2021, 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. There was no response and the Forum was closed.

Laurel Kerr with the Dayton Mediation Center presented information on the Homeless Prevention Program. This service previously was only offered to City of Dayton residents. With the CARES Act funding, this program is now available to all residents of Montgomery County. This program provides support and resources to tenants, homeless people, and landlords.

Ryan Homsy presented Ordinance No. 6922, a second reading and public hearing. An application was received to approve the rezoning of a 1.48 property located at the northeast corner of the intersection of SR-725 and S. Gebhart Church Road from R-1 (Residential) to OS-1 (Office Service). The purpose of the rezoning request is to allow the construction of a medical office building. A staff report was included in City Council's packet with the full recommendation from the Planning Commission. At their meeting on August 16, where the Planning Commission held a public hearing on this ordinance, the Planning Commission recommended that the Ordinance be approved.

**ORDINANCE NO. 6922**

**AN ORDINANCE TO REZONE CITY LOTS, PARCEL IDS K46 00705 0095 AND K46 00705 0113 OF THE CITY OF MIAMISBURG, FROM THE CURRENT ZONING DESIGNATION OF R-1 (RESIDENTIAL) TO OS-1 (OFFICE SERVICE DISTRICT).**

The first reading of the Ordinance was held at the Regular Session on July 20, 2021, 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. Each person was sworn in before they spoke.

Gregory Hopkins, Executive Director, Community Health Centers of Greater Dayton spoke in support of this development. There are six other community centers in the Dayton area. One community center is located in the Rand Plaza in Miamisburg, which is located on South Alex Road. Their lease in Rand Plaza will expire in 2023 and they are seeking to expand on the subject property. The current location in Rand Plaza will be closed and opened in the new location. The new location will offer medical and dental offices along with a pharmacy.

After no one else wished to discuss any future items, the Public Hearing was closed.

Motion was made by Thacker seconded by Nicholas to dispense with the requirement that Ordinance No. 6922 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 Nicholas, seconded by Colvin to pass Ordinance No. 6922, carried by Yea Votes of Colvin, Nestor, Nicholas, Stalder, and Thacker.

Chris Fine presented Ordinance No. 6929. Mr. Fine stated that this Ordinance authorizes the payment of certain costs to Miami Valley Precision, Inc. in order to facilitate the relocation and retention of the company to Austin Business Park. The company has 14 employees with a current payroll of \$800,000. Staff recommends approval of this ordinance.

**ORDINANCE NO. 6929**

**AN ORDINANCE AUTHORIZING PAYMENT OF CERTAIN COSTS IN CONNECTION WITH THE RELOCATION OF MIAMI VALLEY PRECISION, INC., WITHIN THE CITY OF MIAMISBURG, AND DECLARING AN EMERGENCY.**

Motion was made by Colvin, seconded by Stalder to dispense with the requirement that Ordinance No. 6929 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 Nicholas, seconded by Nestor to pass Ordinance No. 6929, carried by Yea Votes of Colvin, Nestor, Nicholas, Stalder, and Thacker.

Ryan Davis presented information on road closures for several holiday events. The first is the Miamisburg Homecoming Parade & Pep Rally to be held on September 30 from 6:00 p.m. to 6:45 p.m. The parade begins at Viking Lane then proceeds to Linden Avenue to Miami Avenue. The second request is for the Miamisburg Community Holiday Celebration to be held on December 4. The parade begins at 4:00 p.m. The streets to be closed are First Street from Mays to Mound Avenue and then Main Street from Mays to Ferry Street. Closure is requested from 3:45 p.m. until the end of the parade. Staff recommend approval of these road closures.

Motion was made by Colvin, seconded by Nestor to approve the road closures for the Homecoming parade and the Miamisburg Community Holiday Celebration. Motion carried.

Bob Stanley presented a request from a property owner at 3736 Belvo Road for tap-in to the City water main. The property owner has agreed to sign a pre-annexation agreement and pay the appropriate waterline reimbursement cost, non-resident tap-in fee and street opening permit. Staff recommends approval of this request.

Motion was made by Nicholas, seconded by Colvin to approve a request to tap into the City of Miamisburg water main for the provision of water service, to the property located at 3736 Belvo Road, for emergency health reasons. Motion carried.

Ryan Homsy presented the Final Development Plan – Phase 3 of Aberdeen. The Planning Commission has reviewed this request and recommends approval.

Motion was made by Stalder, seconded by Nicholas to approve the Final Development Plan for Phase 3 of Aberdeen Subdivision. Motion carried.

Ryan Homsy presented a record plan for 9500 and 9520 Medlar Woods Court. The Planning Commission has reviewed this request and recommends approval. Due to this property having a septic system the health department also needs to review and sign off on this request.

Motion was made by Colvin, seconded by Nestor to approve the record plan for 9500 and 9520 Medlar Woods Court. Motion carried.

Ryan Homsy presented the Final Development Plan for Phases 1A and 1B of the Chamberlin Farm Development. A staff report was included in City Council's packet with a recommendation from the Planning Commission.

Motion was made by Nicholas, seconded by Nestor to approve the Final Development Plan for Phases 1A and 1B of the Chamberlin Farm Development. Motion carried.

Motion was made by Colvin, seconded by Thacker to cancel the September 21 regular council meeting. Motion carried.

Council recessed to a Study Session to discuss the following items:

STAC Splash Pad  
Fund Balance Policy

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

  
Michelle L. Collins, Mayor

  
Kim Combs, Clerk of Council