

April 2, 2021

TO: Craig Margolis, Chair  
Planning, Zoning and Landmarks Committee of City Council

FROM: Brian K. Riblet, City Manager *BKR*

SUBJECT: Planning, Zoning and Landmarks Committee Meeting of Monday, April 5, 2021

As a reminder, the Planning, Zoning and Landmarks Committee is scheduled to meet on Monday, April 5, 2021 at 4:30 p.m. as a hybrid meeting both at City Hall and via teleconference. To participate in this meeting by teleconference please use the following phone number: 1 (866) 228-9900 with Passcode: 204938. Items to be discussed include:

1. 2020 Housing Report — Each year the community development department develops a report on the Montgomery real estate market, including the number of sales, median sales prices, and the number of days on the market. Staff will be present to review the attached 2020 report with the Committee.
2. Customer Satisfaction Survey — For the past several years, the community development department has conducted a survey in January to all customers who obtained a building or electrical permit during the past year. This survey provides information on not only the performance of National Inspection Corporation, but also on our own staff. Staff will be present to review the attached results from the 2020 survey with the Committee.
3. Other Business — The purpose of this agenda item is to provide an opportunity to discuss any issues or ask questions that may be on your mind.

Also, attached are the minutes from the March 2, 2020 and March 30, 2021 meeting of the Planning, Zoning and Landmarks Committee for review and approval at Monday's meeting.

Should you have any questions or concerns pertaining to the agenda topics or have additional items to be discussed at the meeting, please do not hesitate to contact me.

c: Mayor and City Council (4)  
Connie Gaylor, Administrative Coordinator  
Department Heads

AGENDA

April 5, 2021  
Montgomery City Hall  
10101 Montgomery Road

4:30 P.M.

1. Call to Order
2. Guests and Residents
3. Communications
4. New Business
  - a. 2020 Housing Report
  - b. 2020 Customer Satisfaction Survey
5. Approval of Minutes: March 2, 2020; March 30, 2021
6. Other Business
7. Adjournment

April 1, 2021

TO: Brian K. Riblet, City Manager  
Tracy Henao, Assistant City Manager/Acting Com. Dev. Director

FROM: Melissa Hays, Zoning and Code Compliance Officer 

SUBJECT: 2020 Annual Housing Report

Please find the 2020 Annual Housing Report attached. Staff would like the opportunity to present and discuss this report with the Planning, Zoning and Landmarks Committee of Council at their meeting on April 5, 2021.



## 2020 Annual Housing Report

April 2020



## Introduction

As part of the City's 2006 Strategic Plan, City Staff began collecting data on home sales in the city starting in 2007. This information has allowed Staff to track important information on the housing market within the city, such as median list price and sale price, as well as median number of days on the market and median age of the homes being sold. Over the past decade, the country has seen large swings in home sales and foreclosures, greatly attributed to the Great Recession lasting from December 2007 to June 2009. Thankfully, this economic turmoil only moderately impacted the housing market in Montgomery, with a slight decrease in the median sales price from 2009-2012, as well as a spike in foreclosures from 2010-2012. The housing market nationally, as well as in Montgomery, has seen a strong comeback since 2013.

In 2020, the world was hit by the COVID-19 pandemic, which had the surprising effect of accelerating home sales. According to the National Association of Realtors released a report in late September finding that existing home sales had hit a 14-year high in August and this trend was seen in Montgomery as well. Home sales in Greater Cincinnati set a record in 2020, beating the previous record for the total number of units sold at the height of the housing boom just before the Great Recession. Historically low mortgage rates and a high demand for housing coupled with a severely limited supply of new and existing homes has helped pushed home prices up across the region. Cincinnati was the fastest-selling housing market in the nation in the fall of 2020.

This report will show that the high sales volume and median sale price has continued within the City of Montgomery. This report also shows that while housing sales are well-distributed throughout the community, median sale prices are significantly impacted by housing type and location within the city. The number of homes being sold in 2020, the new construction on Orchard Trail, zero foreclosures and the continued interest in teardown/rebuilds illustrates that the housing market in the city continues an upward momentum.

## Home Sales in 2020

Table 1 includes the following information for units sold in the City of Montgomery during 2007 through 2020:

- number of units sold in the city
- median list price
- median sale price
- median age of the units, and
- median number of days on the market.

Table 1: Median for all units sold in Montgomery for 2007 through 2020.

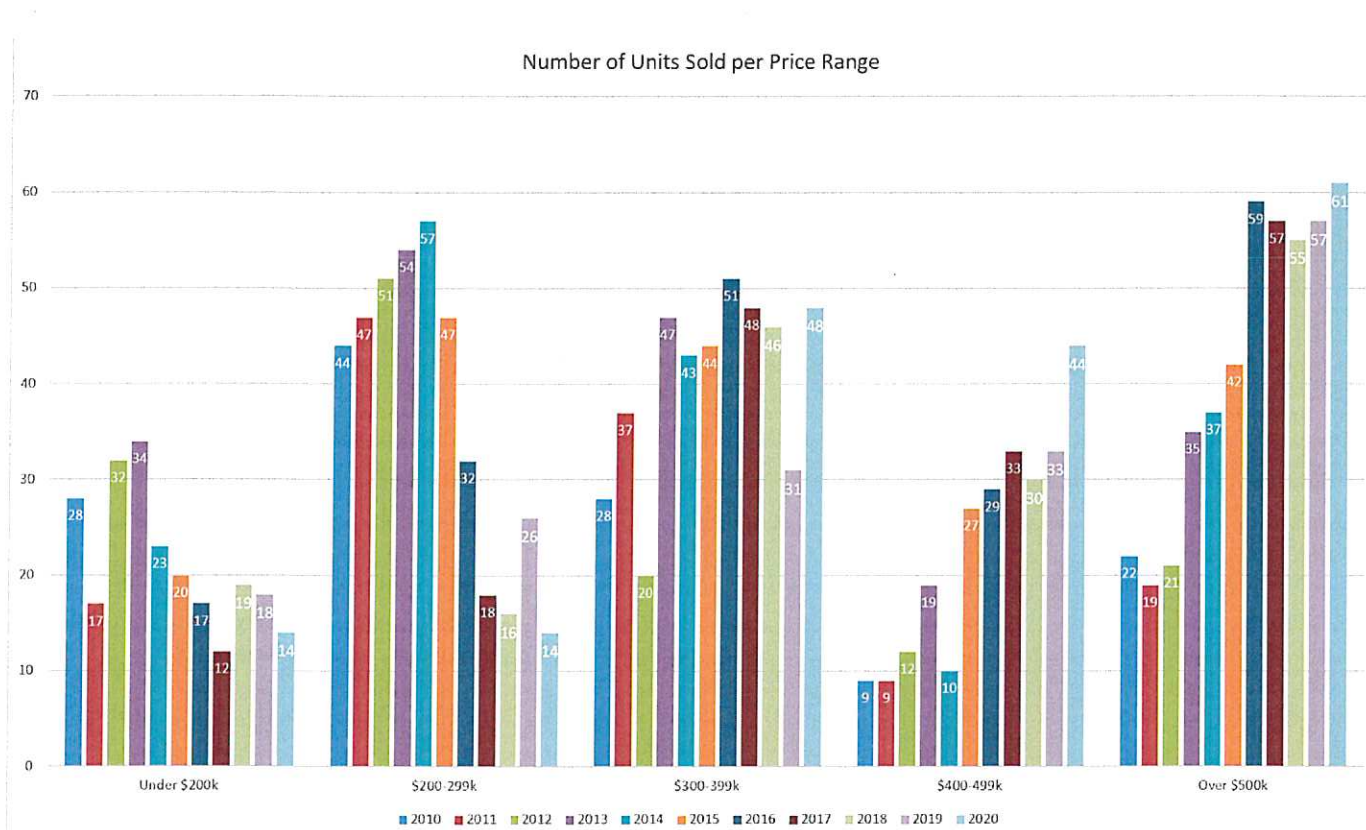
	Number of Units	Median List Price	Median Sale Price	Difference between List Price and Sale Price	Median Age	Median Days on the Market
2007	137	\$319,000	\$299,900	\$19,100	33	60
2008	103	\$319,000	\$300,000	\$19,000	33	55
2009	111	\$300,000	\$283,000	\$17,000	35	54
2010	131	\$299,900	\$280,000	\$19,900	35	37
2011	129	\$314,750	\$300,000	\$14,750	38	40
2012	136	\$269,900	\$260,250	\$9,650	38	35
2013	189	\$320,000	\$312,000	\$8,000	37	19
2014	170	\$318,500	\$309,500	\$9,000	40	9
2015	180	\$379,900	\$339,500	\$40,400	44	28
2016	188	\$397,500	\$388,500	\$9,000	41	14
2017	167	\$429,000	\$420,000	\$9,000	42	18
2018	165	\$422,000	\$400,000	\$20,000	44	19
2019	165	\$430,000	\$420,176	\$9,824	43	16
2020	181	\$439,000	\$425,000	\$14,000	46	14

\* Information collected from the Cincinnati Multiple Listing Service.

There was an increase in the number of units sold in 2020 from 165 in 2019 to 181 in 2020. The median sale price was up 2% from \$420,176 in 2019 to \$425,000 in 2020. The median number of days on the market decreased by two days to 14 days. While not record breaking, it is a significantly low number in comparison to previous years and mirrored the trends on the local and national level.

As shown in Figure 1 below, the city had a significant increase in the number of homes sold \$300,00 and over, and a continued decline of housing stock under \$300,000. These numbers further illustrate the increase in housing prices in Montgomery.

Figure 1: Number of Units Sold per Price Range





### Housing Type

Different types of housing can greatly affect the median list price, sale price and the number of days on the market. Condo units sell for significantly less than a traditional single family detached structure. As shown in Table 2, the median sale price for a condo was \$178,000 in 2020, while the median sale price of a single family detached house was \$437,000. The median sale price of single-family homes in the city decreased \$13,000 from 2019 to 2020. The median days on the market for condos in 2020 continued to be very low and the median sales price increased from the year prior by \$16,500. Overall, there was not a significant change in the median sales prices for houses and condos in 2020.

Table 2: Median List Price, Median Sale Price and Median Days on the Market for Houses and Condos\*

	2015	2016	2017	2018	2019	2020
<b># Units Sold</b>						
<b>Houses</b>	165	174	155	146	145	162
<b>Condos</b>	15	14	12	19	20	19
<b>Median List Price</b>						
<b>Houses</b>	\$389,900	\$409,500	\$438,000	\$437,500	\$460,000	\$450,000
<b>Condos</b>	\$139,000	\$123,500	\$120,900	\$138,500	\$165,400	\$188,000
<b>Median Sale Price</b>						
<b>Houses</b>	\$350,000	\$402,750	\$425,000	\$428,500	\$450,000	\$437,000
<b>Condos</b>	\$139,000	\$119,500	\$110,000	\$127,500	\$161,500	\$178,000
<b>Median DOM</b>						
<b>Houses</b>	28	11	22	22	18	20
<b>Condos</b>	23	73	3	6	10	4

\* Information collected from the Cincinnati Multiple Listing Service.



The type of single-family house can also affect the median list price, sale price and number of days on the market, as shown in Table 3. Most homes sold in the city are two-story homes. In previous years, the difference in sales price between two-story and ranches was much greater. In 2020, the difference in median sales price between a two-story and a ranch was only \$28,750. There was a substantial decline in the median sales price of a two-story home from 2019 to 2020.

Table 3: Median List Price, Median Sale Price and Median Days on the Market by House Type\*

	2015	2016	2017	2018	2019	2020
<b># Units Sold</b>						
<b>Ranches</b>	56	42	34	29	36	42
<b>Cape Cods</b>	1	2	2	0	1	2
<b>Two Stories</b>	111	118	113	107	94	110
<b>Split Levels</b>	12	12	7	10	12	8
<b>Median List Price</b>						
<b>Ranches</b>	\$269,900	\$332,000	\$359,950	\$350,000	\$359,900	\$439,000
<b>Cape Cods</b>	\$589,900	\$269,450	\$224,950	N/A	\$799,000	\$324,450
<b>Two Stories</b>	\$425,000	\$454,950	\$475,000	\$475,000	\$485,000	\$455,000
<b>Split Levels</b>	\$299,900	\$307,400	\$330,000	\$342,250	\$339,500	\$346,250
<b>Median Sale Price</b>						
<b>Ranches</b>	\$250,000	\$321,000	\$351,000	\$327,750	\$342,500	\$418,500
<b>Cape Cods</b>	\$505,000	\$260,500	\$207,450	N/A	\$823,935	\$309,375
<b>Two Stories</b>	\$405,200	\$447,000	\$460,000	\$457,500	\$525,000	\$447,250
<b>Split Levels</b>	\$301,950	\$296,500	\$317,500	\$319,750	\$328,500	\$341,000
<b>Median DOM</b>						
<b>Ranches</b>	5	10	13	24	20	23
<b>Cape Cods</b>	100	5	46	N/A	0	59
<b>Two Stories</b>	32	15	24	20	18	14
<b>Split Levels</b>	6	4	5	40	13	10

\* Information collected from the Cincinnati Multiple Listing Service.

### Home Sales based on Location

To determine how location affected the median list price, sale price and number of days on the market, the City was divided into five geographical sections. Table 4 provides a description of the location of each section.

Table 4: Location of Sections\*

Section Number	Description of Location
<b>Section 1</b>	Downtown Montgomery, including Ferris Williams Subdivision, Village Green Subdivision, Hartfield Place and Lochaven Subdivision
<b>Section 2</b>	Subdivisions to the south of Ronald Reagan Highway and west of I-71 (ex. Delray drive, Kennedy Estates Subdivision)
<b>Section 3</b>	Subdivisions located east of I-71 between Pfeiffer Road and Ferris Williams Subdivision, includes Swaim Fields, The Winds, Montgomery Heights, Jones Farm, Ivygate, Forestglen, and the Grove of Montgomery
<b>Section 4</b>	Subdivisions located east of I-71 between Pfeiffer Road and I-275, includes Storybook Acres, Imperial Woods, Hartford Hills, Shadowhill Acres and Weller Woods Subdivision
<b>Section 5</b>	Subdivisions north of I-275, including Tanagerwoods, The Reserve of Montgomery, Vintage Club and Terwilliger's Run

\*In order to accurately compare the price of single family homes based on location, condos were not included in this analysis.

As shown in Table 5, the median sale price increased in Sections 2 and 5 of the city and went down slightly in others. Days on the market decreased in all sections except for Section 3.

Table 5: Median List Price, Sale Price and Days on the Market by Location (Single Family Dwellings and new townhomes on Remington Road)

	2015	2016	2017	2018	2019	2020
<b># Units Sold</b>						
<b>Section 1</b>	10	17	19	20	24	14
<b>Section 2</b>	15	3	5	8	8	8
<b>Section 3</b>	76	72	59	57	42	52
<b>Section 4</b>	26	39	34	38	42	44
<b>Section 5</b>	37	43	38	23	30	44
<b>Median List Price</b>						
<b>Section 1</b>	\$507,450	\$339,000	\$370,000	\$654,450	\$534,450	\$450,000
<b>Section 2</b>	\$344,900	\$429,750	\$359,900	\$425,000	\$387,500	\$404,450
<b>Section 3</b>	\$399,900	\$359,900	\$499,900	\$409,000	\$450,000	\$477,450
<b>Section 4</b>	\$332,250	\$489,000	\$457,500	\$454,500	\$439,900	\$404,750
<b>Section 5</b>	\$429,000	\$409,500	\$434,950	\$494,900	\$475,000	\$485,000
<b>Median Sale Price</b>						
<b>Section 1</b>	\$418,173	\$339,000	\$340,000	\$618,750	\$512,500	\$445,500
<b>Section 2</b>	\$332,500	\$417,375	\$349,900	\$411,000	\$371,000	\$388,500
<b>Section 3</b>	\$349,400	\$359,900	\$466,000	\$400,000	\$440,000	\$439,500
<b>Section 4</b>	\$317,750	\$477,500	\$444,000	\$445,000	\$425,000	\$395,000
<b>Section 5</b>	\$420,000	\$402,750	\$420,000	\$475,000	\$466,450	\$469,250
<b>Median DOM</b>						
<b>Section 1</b>	3	1	7	28	11	5
<b>Section 2</b>	31	13	4	25	5	4
<b>Section 3</b>	30	9	25	6	6	22
<b>Section 4</b>	8	13	33	22	27	24
<b>Section 5</b>	34	11	23	30	32	12



Table 6: Difference in Median Sale Price from 2019 to 2020 by Section

	Section 1	Section 2	Section 3	Section 4	Section 5
<b>Difference in Median Sale Price</b>	-\$67,000	+\$17,500	-\$500	-\$30,000	+\$2,800

The median age of a house also changes based on location in the city, which can help explain the difference in median sale price. As shown in Table 7, the median age of the housing sold in 2020 based on section has an overall range of 35-50 years.

Table 7: Median Age of House Sold by Location

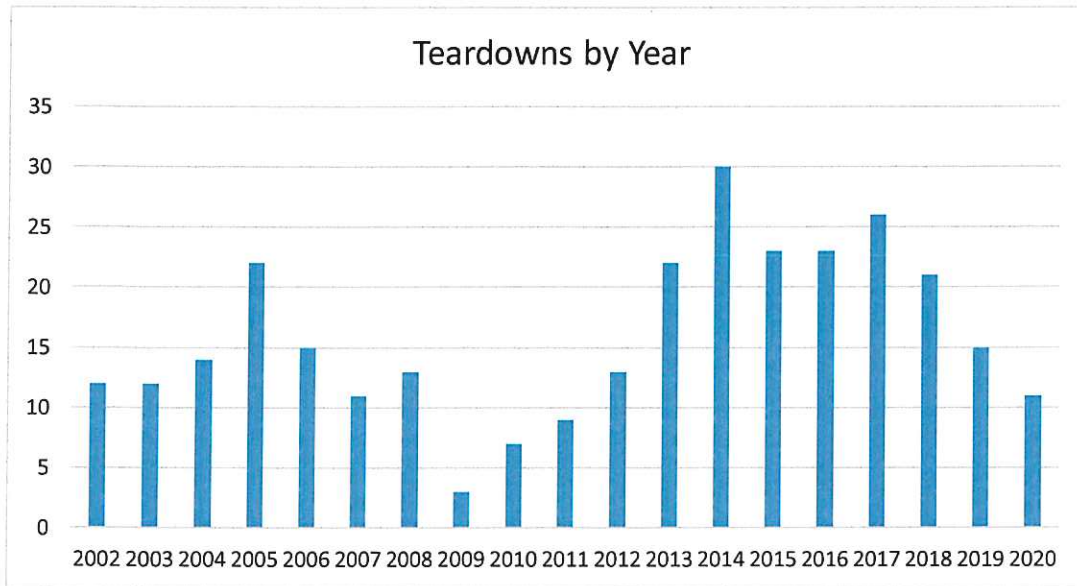
Median Age	Section 1	Section 2	Section 3	Section 4	Section 5
<b>2013</b>	41	60	42	40	32
<b>2014</b>	43	42	47	43	35
<b>2015</b>	44	45	51	46	35
<b>2016</b>	45	62	45	42	35
<b>2017</b>	45	45	45	44	36
<b>2018</b>	32	45	49	44	38
<b>2019</b>	47	49	52	46	40
<b>2020</b>	43	49	50	50	35

### Teardowns

The number of teardowns decreased significantly in 2020, with 11 homes being demolished. Table 10 lists the addresses of the teardowns, the builder, the year the existing structure was built and the square footage of the existing home. The median square footage of the homes torn down in 2020 was 1,492 square feet and the median year built was 1956. Since 2002, there have been a total of 302 teardowns in the city. Teardowns make up approximately 7% of the total housing stock in Montgomery.



Figure 2: Teardown Activity since 2002



The median sales price for a teardown lot rose from \$268,250 in 2019 to \$280,000 in 2020, with the highest sales price of \$425,000 on Ross Avenue.

Table 10: Teardown activity in 2020

Sales Price	Address	Builder	Year Built	Square Footage
\$255,000	9650 Zig Zag Road	Ashford	1950	1069
\$425,000	9746 Ross	Classic Living	1956	1492
\$280,000	10348 Birkemeyer	Lucke	1960	1626
\$275,000	10381 Buxton Lane	Ashford	1952	1335
\$270,000	10341 Buxton Lane	Zicka	1955	1314
\$280,000	7860 Wild Orchard	Zicka	1952	2129
\$195,000	9625 Delray Avenue	Ashford	1951	1218
\$355,000	9687 Zig Zag Road	Justin Doyle	1956	1692
	7977 Elbrecht	H2 Custom Homes	1958	1218
\$360,000	7888 Shelldale Way	Drees Homes	1959	1879
\$285,000	10404 Radabaugh Drive	Classic Living	1959	1862

### Orchard Trail

The Orchard Trail subdivision is located just off Orchard Club Drive, at the site of the former Montgomery Swim and Tennis Club. The subdivision was approved for 29 single family patio style homes. While the original developer was Camden Homes, it has since been sold to Daley Design Build. Following the transition of ownership,

Daley Design Build sold multiple lots to several different builders. This is a significant change in the development, as it was originally intended for all the houses to be built by the same builder. According to the MLS, in 2020, four homes were sold with a sales price ranging from \$670,000 to \$766,490.

Table 11: Homes Sold at Orchard Trail

Address	Sales Price	Current Owner	Year
9808 Orchard Trail	Lot - \$175,000	Private	2018
9811 Orchard Trail	Lot - \$155,000	Private	2018
	House - \$823,935		2019
9820 Orchard Trail	Lot - \$165,000	Private	2018
9827 Orchard Trail	Lot - \$165,000	Builder	2018
	House - \$710,000	Private	2019
9828 Orchard Trail	N/A	Builder	2018
9830 Orchard Trail	House - \$767,250	Private	2018
9824 Orchard Trail	Lot - \$180,000	Builder	2019
	House - \$745,000		2020
9822 Orchard Trail	Lot - \$185,000	Builder	2019
	House - \$750,000		2020
9812 Orchard Trail	Lot - \$175,000	Builder	2019
9810 Orchard Trail	Lot - \$170,000	Builder	2019
	House - \$766,490		2020
9817 Orchard Trail	Lot - \$170,000	Builder	2019
	House - \$670,000		2020
9833 Orchard Trail	Lot - \$180,000	Private	2019

Figure 2: Orchard Trail Site Plan



### Villas of Montgomery

The Robert Lucke Group was approved by Planning Commission in 2018 for 12 ranch-style villa homes along Montgomery Road named The Villas of Montgomery. Three of the six buildings are complete, with two units sold for \$742,531 and \$806,338.

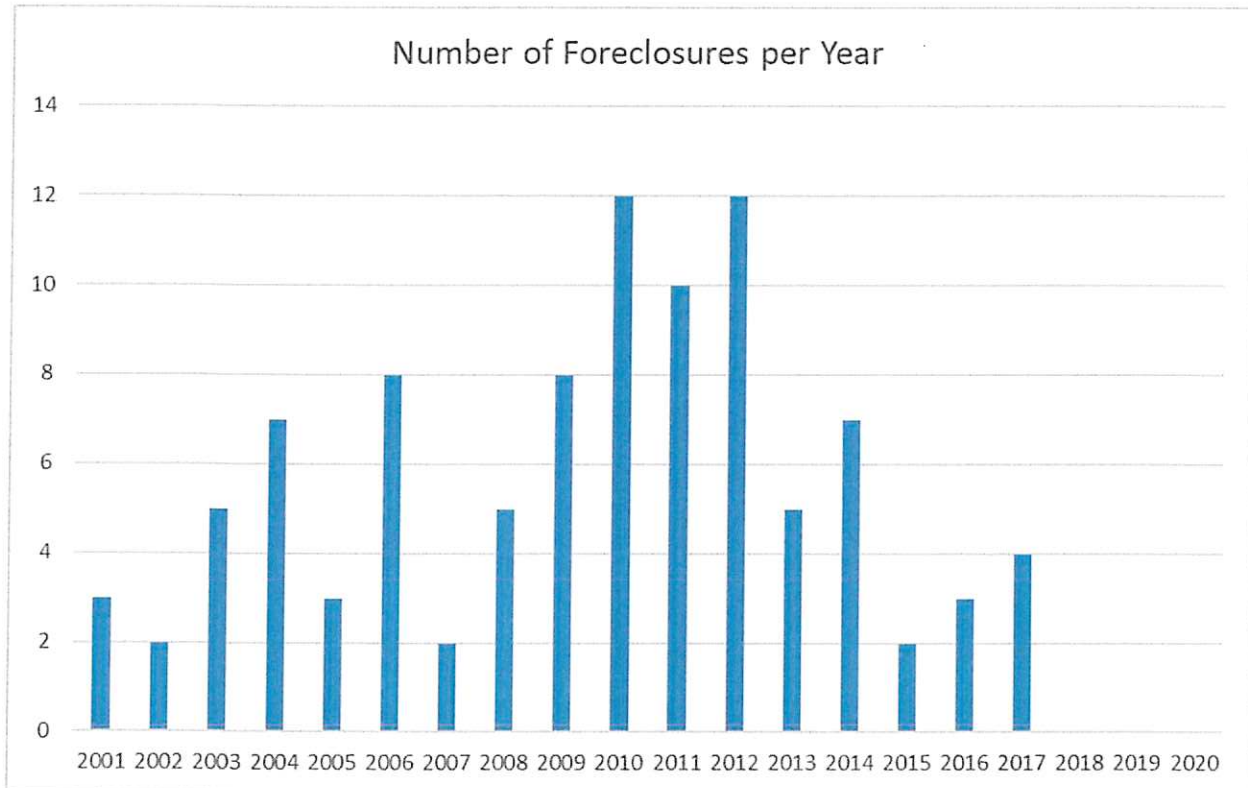




## Foreclosures

No residences within the city were foreclosed on in 2020. The number of foreclosures over the past few years has remained relatively flat and significantly less than the peak immediately following the recession. This is the third year in a row since the City began tracking the data in 2001 that there were zero foreclosures.

Figure 3: Number of Foreclosures per Year



## Conclusion

This report has shown that the number of home sales has continued to increase over recent years, along with housing prices. A highlight of this report is that there were no foreclosures, again, within the city in 2020. While the median single family home price declined in 2020 from 2019, it remains high for the Cincinnati area at \$437,000. The continued increase of home and condominium sale prices, the continued construction of a new subdivision (Orchard Trail), decline in foreclosures, and while slower, the continued interest in teardown/rebuilds, shows the strong upward momentum of the housing market within the city.



April 1, 2021

TO: Brian K. Riblet, City Manager  
Tracy Henao, Assistant City Manager/Acting Com. Dev. Director

FROM: Melissa Hays, Zoning and Code Compliance Officer *MHA*

SUBJECT: 2020 Annual Customer Satisfaction Survey

Please find the results of the 2020 Annual Customer Satisfaction Survey attached. Surveys were sent to applicants who received a building and/or electrical permit in 2020. Staff would like the opportunity to present and discuss the results with Planning, Zoning and Landmarks Subcommittee of Council at their meeting on April 5, 2021.

April 1, 2021

To: Brian K. Riblet, City Manager

Tracy Henao, Assistant City Manager/Acting Com. Dev. Director

From: Melissa Hays, Zoning and Code Compliance Officer *MH*

RE: Building Department Customer Satisfaction Survey Results

A customer satisfaction survey was sent out to 209 applicants for building and/or electrical permits for calendar year 2020 to allow for the Community Development Department to receive valuable input from our customers. To date, 12 surveys have been returned for the building department survey, which represents a 6% response rate. This survey has been sent out to all applicants for building/electrical permits since 2008. The following table lists the question as it was posed on the survey and the percent of respondents that agree or strongly agree with the question over the past 10 years. The survey used a 5-point scale with 5 being strongly agree and 1 being strongly disagree.

Question	% Agree or Strongly Agree										
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
City staff treated you respectfully	95%	97%	100%	95%	100%	97%	100%	100%	100%	100%	100%
The City provided you with adequate information to guide you through the permit process	95%	91%	94%	92%	96%	97%	98%	100%	84%	100%	100%
The time it took to receive your building permit was reasonable	80%	88%	91%	83%	91%	70%	93%	94%	84%	93%	100%
Communication from NIC was understandable and helpful	88%	87%	94%	83%	94%	88%	93%	88%	75%	87%	100%
NIC staff treated you respectfully	91%	86%	100%	90%	98%	94%	98%	100%	88%	87%	100%
The plans examiners were knowledgeable about the building code and provided advice that helped resolve code issues	88%	93%	94%	94%	98%	97%	98%	80%	88%	87%	100%
It was easy to schedule a building inspection	86%	96%	96%	87%	100%	97%	95%	100%	94%	100%	100%
The building inspector was on time for all scheduled inspections	86%	88%	93%	89%	100%	97%	95%	64%	87%	100%	100%
The cost of the building permit was reasonable	73%	63%	84%	72%	85%	70%	93%	71%	89%	86%	83%

The respondents were also provided space to write in any additional feedback. The following were the responses for 2020:

- Everything being digital is convenient and efficient.
- The cost was comparable to other cities.
- All good!
- The amount of the bonds seems very high. Staff is very nice.
- Phone Staff and inspectors at Montgomery and NIC are polite, helpful and friendly. Keep up the good work!
- Love the online process!

The overall responses for 2020 were positive; apart from two respondents providing a score of 3 for the cost of the building permit being reasonable. While 2020 presented many challenges, Staff was able to make a quick change to electronic submittals for permitting. In addition, a system is now in place for applicants to pay online. This move, from paper to electronic permit processing has received positive feedback from contractors and homeowners.

#### Recommendation for 2021

This survey has been sent out to applicants since 2008 and the response rate has declined over recent years. Staff would like the opportunity to discuss the option of shifting to an electronic platform to receive feedback from our customers. Staff believes the respondents may have survey fatigue and emailing the customer satisfaction survey could potentially increase the response rate.



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City of Montgomery  
Planning, Zoning and Landmarks Committee  
March 2, 2020

**Staff Present**

Brian Riblet, City Manager  
Tracy Roblero, Asst. City Manager/Acting Comm. Dev. Dir.  
Melissa Hays, Zoning Code and Compliance Officer  
Connie Gaylor, Clerk of Council

**Council Committee Members Present**

Craig Margolis, Chair  
Ken Suer  
Lee Ann Bissmeyer

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The meeting of the Planning, Zoning and Landmarks Committee of City Council convened in Council Chambers at 5:00 p.m., with Mr. Margolis presiding.

**New Business**

**Discussion and Review of Proposed Revised Noise Ordinance**

Ms. Hays explained that following the Teardown White Paper results presented in 2019, noise was identified by many residents as a cause for concern with teardowns and infill construction. In response to this concern, Staff researched noise regulations for surrounding communities, and presented their findings to the Planning, Zoning and Landmarks Committee on September 3, 2019. It was suggested at this meeting Staff develop a recommendation on proposed modifications to the Ordinance that separates construction noise from general noise, and to ensure certain exemptions be made for instances that impact the health, safety and/or welfare of the community.

Ms. Hays stated that based on feedback provided at the September 3, 2019 Planning, Zoning and Landmarks Committee meeting, Staff has proposed a draft amendment to the current noise ordinance and applicable definitions. This proposed change includes differentiating between general noise and construction noise, by defining "construction work" as "any type of work which requires a building and/or zoning permit". Times for construction work would be limited to 7:00 a.m. – 9:00 p.m. (Monday through Friday) and 9:00 a.m. – 8:00 p.m. on Saturdays and Sundays. She stated that Staff recommends maintaining the hours of 7:00 a.m. – 10:00 p.m. for all other types of noise outside of construction work. In addition, based on internal discussions, Staff is recommending limiting the sound permitted outside these hours to 60 decibels, as measured from the complainant's property. She added that as a reference, normal conversation or a dishwasher produces around 60 decibels.

Mr. Margolis asked how the Police Department would measure the decibels.

Ms. Hays replied that they would have a handheld meter that they could use at the site of a complaint.

Ms. Hays stated that exemptions from the noise level regulations will be carried over from the original ordinance, and Staff is recommending the following two additional exemptions:



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## Planning, Zoning & Landmarks Committee Minutes

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1. Any aircraft operated in conformity with, or pursuant to, federal law, federal air regulations, and air traffic control instruction.
2. Noises resulting from excavations, installation or repairs of bridges, streets or highways by or on behalf of the City, County, or State, when the public welfare and convenience renders it impossible to perform such work during the day.

Ms. Hays stated that the existing exemptions of the noise regulations include emergency services, emergency repairs, noise from the normal operation of churches, schools, athletic fields and parks as well as temporary work authorized by the City.

Mr. Suer stated that the proposed changes appear better to define and enforce. He stated that he felt the time frames laid out are reasonable and give developers/contractors time to work. He liked that there are firm boundaries set and felt all exemptions made sense.

Mrs. Bissmeyer stated that she liked having a decibel number defined and felt the time frames provided for a good balance of work hours on weekends.

Mr. Riblet asked if utility companies such as Duke, Cincinnati Bell, Greater Cincinnati Water Works were included in the list of exemptions.

The Committee and staff discussed Mr. Riblets question and agreed that the utility companies that were listed should be added.

Ms. Roblero stated that an exemption for parking garages may need to be considered on a case-by-case basis due to concrete pours.

Mr. Suer made a motion to approve adding the listed public utilities to the list of exemptions. Ms. Bissmeyer seconded. The Committee unanimously agreed.

### 2019 Annual Housing Report

Ms. Hays stated that the 2019 Housing Report will show that the high sales volume and median sale price has continued within the City of Montgomery. She explained that the report also shows that while housing sales are well-distributed throughout the community, median sale prices are significantly impacted by housing type and location within the city. The number of homes being sold in 2019, the new construction on Orchard Trail, zero foreclosures and the continued interest in teardown/rebuilds illustrates that the housing market in the city continues an upward momentum.

She stated that the number of units sold in 2019 remained the same from 2018; however, a large number of homes have been sold over the past six years in comparison to the previous seven years. The median sale price was up 5% from \$400,000 in 2018 to \$420,000 in 2019.

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The median number of days on the market decreased by three days to 16 days. While not record breaking, it is a significantly low number in comparison to previous years.

Ms. Hays explained that the median sale price for a condo was \$161,500 in 2019, while the median sale price of a single-family detached house was \$450,000. The median sale price of single-family homes in the city increased \$21,500 from 2018 to 2019. The median days on the market for condos in 2019 continued to be very low and the median sales price increased significantly from the year prior by \$34,000.

Ms. Hays explained that the type of single-family house can also affect the median list price, sale price and number of days on the market. Most homes sold in the city are two-story homes, which sold for a significantly higher amount than ranches and split-levels in 2019. All types of housing had an increase in the sales price from the year prior.

Ms. Hays explained that the median age of a house also changes based on location in the city, which can help explain the difference in median sale price. The median age of the housing sold in 2019, based on section, has an overall narrow range of 40-52 years.

Ms. Hays reported the number of teardowns decreased significantly in 2019, with 15 homes being demolished. The median square footage of the homes torn down in 2019 was 1,632 square feet and the median year built was 1955. Since 2001, there have been a total of 291 teardowns in the city. Teardowns make up approximately 7% of the total housing stock in Montgomery.

Ms. Hays stated the median sales price for a teardown lot rose from \$255,000 in 2018 to \$268,250 in 2019, with the highest priced lot on Carriage Lane selling for \$420,176.

Ms. Hays stated that the Orchard Trail subdivision was approved for 29 single family patio style homes. While the original developer was Camden Homes, it has since been sold to Daley Design Build. Following the transition of ownership, Daley Design Build sold multiple lots to several different builders. This is a significant change in the development, as it was originally intended for all of the houses to be built by the same builder. Due to the change of ownership, the new subdivision saw a significant increase in lots sold in 2019, as well as a few houses completed and sold.

Ms. Hays summarized by stating that both single family dwellings and condominiums experienced a rise in the median sale price to \$450,000 for single family and \$161,500 for condominiums. The continued increase of home and condominium sale prices, the construction of a new subdivision (Orchard Trail), decline in foreclosures, and while slower, the continued interest in teardown/rebuilds, shows the strong upward momentum of the housing market within the city.



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### **2019 Property Maintenance Violations Update**

Ms. Hays reported that a total of 64 Property Maintenance violations were issued in 2019. A majority of these were regarding tall grass, dead trees, and debris located on the property. The number of violations issued in 2019 was down slightly from 2018.

Ms. Hays explained that in 2019, Staff implemented a new method of delivering an initial notice of violation through a doorhanger. She stated this allows for quicker response time to the violation and in most cases, the property is brought into compliance faster.

Mrs. Bissmeyer asked if there was a general reason for violations. She asked if it could be an elderly person who wasn't able to address the issues or was it a lack of maintenance.

Ms. Hays replied it is mostly residents who are not maintaining properties.

Mr. Suer asked why there was a large increase in 2015.

Ms. Hays responded that it reflected site versus just structure violations and better record keeping practices.

### **Sensitive Infill Award**

Ms. Hays explained that many responses in the residential re-construction questionnaire included comments concerning the incompatibility of the new homes within existing subdivisions in regard to height, scale, massing and/or architectural style. She explained that in order to encourage builders to design homes to better blend with the neighborhood and take into consideration the environmental impacts of a teardown, the idea for an annual award program was discussed by the Planning, Zoning and Landmarks Committee at their meeting on March 4, 2019. An outline of potential criteria to be evaluated was discussed at the Planning, Zoning and Landmarks Committee meeting on September 3, 2019.

Ms. Hays explained that staff developed a submission process, along with a corresponding ranking sheet for the evaluator, with a weighted points system. The award focuses on the overall cohesiveness with the neighborhood, level of architectural detail, green techniques, and tree preservation. Once a builder is selected for the award, Staff would suggest the builder be recognized at a City Council meeting. Staff would also suggest that an article with a photograph of the home be included in the Montgomery Bulletin to provide the builder with some exposure in the community.

Ms. Hays summarized that Staff recommends continuing to move forward with implementing the Sensitive Infill Development Award and establish a review team and deadline for submissions. Once the program is finalized, Staff would send letters announcing the program to builders working within the community and run an article in the Bulletin. This type of positive encouragement for builders to take a more in depth look at the community they are

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building within and their impact on the environment, may promote more thoughtful builds within the community.

Mrs. Bissmeyer asked if this award has been discussed with any of the builders. If so, did they see value in it.

Ms. Roblero stated that incentives were discussed and that the benefit of positive advertisement of the builders by the City did come up. She stated they were in favor of the advertisement.

Mr. Margolis stated that this award should be featured in the bulletin to inform residents that the City is sensitive to the importance of sensitive infill.

Mrs. Bissmeyer made a motion to support the implementation of the Sensitive Infill Award program. Mr. Suer seconded. The Committee unanimously agreed.

Other Business

Mr. Margolis followed up on previous conversations about the continuation of the efforts made by the Montgomery Historical Preservation Association (MHPA) regarding the historian duties of the city. He added that now that this organization is now defunct, that the city needs to discuss how to move forward.

Ms. Roblero stated that she and Mr. Riblet have discussed different options regarding this and feel that after the Community Development Director position is filled that they can identify in what form a town historian or outside entity such as the MHPA could be implemented.

Mr. Margolis stated that he doesn't think the position or entity should be City organized so that they can seek fundraising.

Mrs. Bissmeyer asked if an intern could be enlisted.

The Committee and staff discussed the commitment that would be needed by an individual or group.

Mr. Margolis stated that he felt the first step was to create a mission or vision.

Mr. Riblet stated that it was on staff's radar, but he felt that we needed to define what the desired outcome was for creating a position or entity. He added that this would be a good discussion for the upcoming Strategic Plan.

Mr. Suer stated that we should verify that the MHPA has formally been dissolved as an association and that all artifacts in the Wilder Swaim House are transferred to the ownership



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of the City. He added that after that he felt a new structure could be formed. He stated he thought there may be some MCLA graduates interested in this.

Mrs. Bissmeyer stated that Zach Haines was looking to buy a historical building in which to store his own Montgomery artifacts and that he may be a partner to consider.

### Minutes

Mr. Suer moved to adopt the minutes of the January 6, 2020 meeting of the Planning, Zoning and Landmarks Committee. Mrs. Bissmeyer seconded. The Committee unanimously agreed.

### Adjournment

Mrs. Bissmeyer moved for adjournment. Mr. Suer seconded. The Committee unanimously agreed.

The Planning, Zoning and Landmarks Committee meeting adjourned at 6:03 p.m.

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Chair

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City of Montgomery  
Planning, Zoning and Landmarks Committee  
March 30, 2021

**Staff Present**

None were present

**Council Committee Members Present**

Craig Margolis, Chair  
Ken Suer  
Lee Ann Bissmeyer

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The meeting of the Planning, Zoning and Landmarks Committee of City Council convened in Council Chambers at 4:00 p.m., with Mr. Margolis presiding.

**New Business**

Mr. Margolis stated that the purpose of this special meeting of the Planning, Zoning and Landmarks Committee was to conduct interviews to fill a vacancy on the Board of Zoning Appeals.

Mr. Margolis asked for a motion to adjourn into Executive Session for matters related to personnel.

Mrs. Bissmeyer motion to adjourn into Executive Session for matters related to personnel. Mr. Suer seconded. The Committee unanimously agreed.

The Committee adjourned into Executive Session at 4:03 p.m.

The Committee interviewed the following candidates for a vacant position on the Board of Zoning Appeals:

4:00 P.M. Jade Stewart  
4:20 P.M. Connie Pillich  
4:40 P.M. Larry Pinsky

The Planning, Zoning and Landmarks Committee meeting adjourned from Executive Session at 5:44 p.m.

**Adjournment**

Mr. Suer moved for adjournment. Mrs. Bissmeyer seconded. The Committee unanimously agreed.

The Planning, Zoning and Landmarks Committee meeting adjourned at 5:45 p.m.

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Chair