

**CITY MANAGER'S NEWSLETTER**  
**SEPTEMBER 2, 2022**

**IMPORTANT COUNCIL DATES:**

September 12, Monday, 5 p.m. – Work Session (30 Park)  
September 13, Tuesday, 5:30 p.m. – BRC (30 Park)  
September 19, Monday, 6:30 p.m. – Regular Session (30 Park)  
October 3, Monday, 6:30 p.m. – Regular Session (30 Park)  
October 9, Sunday, 2 – 5 p.m. – Family Fall Festival/Scarecrow Row (Shafor Park)  
October 18, Tuesday, 5:30 p.m. – BRC (30 Park)  
October 24, Monday, 5 p.m. – Council Retreat (Smith Gardens)  
November 5, Saturday, 9:30 a.m. – New Resident Breakfast (OCC)  
November 7, Monday, 6:30 p.m. – Regular Session (30 Park)  
November 21, Monday, 5 p.m. – Work Session (30 Park)  
November 29, Tuesday, 5:30 p.m. – BRC Meeting (30 Park)  
December 5, Monday, 6:30 p.m. – Regular Session (30 Park)  
December 11, Sunday, 6:30 p.m. – Holiday of Lights (Shafor Park)

**BUSINESS UPDATE:**

- Labor Day: City offices, Public Works and the OCC are closed on Monday for Labor Day. Enclosed are *Register* and *DDN* articles.
- August Home Sales: Enclosed is the list of August sales showing that 100% sold above appraised value.
- Debris Drop-off: Enclosed is a *DDN* article about the monthly drop-off event from 8 a.m. to 12 noon tomorrow.
- Income Tax Collections: Enclosed is our August report showing that gross collections are 9.43% above last year and net collections are 9.73% above.
- September 7 PC Meeting: The Planning Commission will review the following three applications at the September 7 meeting:
  - The first application is a request from Brian and Christine Hemmelgarn to vary the side yard setback along with a request for a special use permit for a secondary detached garage at 1111 Oakwood Avenue.
  - The second application is a request from John and MJ Gray for special use permits related to two (2) secondary garages at 1911 Ridgeway Road.
  - The third application is for a rear yard setback variance for an existing garage at 409 Rubicon Road, a zoning map amendment to consolidate two (2) residentially-zoned lots into the same residential zoning district, and a related request for a subdivision/replat (lot consolidation). Note: the replat is subject to administrative review only and is not part of the public hearing.

Enclosed is the meeting packet.

- September 8 BZA Meeting: We have no applications, so the September 8 Board of Zoning Appeals meeting is cancelled. Enclosed is a memo to our BZA members.

- Shred Event: Enclosed is a press release distributed today about our September 24 document shred event.
- Gardner Pool Deck Reconstruction: Enclosed is a letter that we sent to 28 property owners near the OCC to alert them of the upcoming construction work at Gardner Pool.
- September 13 BRC Meeting: Enclosed is an email sent today informing the BRC of the September 13 committee meeting.
- School Crossing Guard: Enclosed is an email from the Oakwood Schools regarding the Far Hills and Park Avenue adult crossing guard position being open.
- Kettering City Manager Position: Enclosed is a *DDN* article about the four candidates competing to replace Mark Schwieterman.
- Ted Shank: Enclosed is the obituary for Anne's father as printed in the *DDN* and *Register*.

HAVE A GREAT WEEKEND!

TRANSMITTALS NOTED WITHIN NEWSLETTER

*Register* & *DDN* Articles re: Labor Day

August Home Sales

*DDN* Article re: Debris Drop-off

August Income Tax Collections

September 7 PC Meeting Packet

September BZA Memo

Shred Event Press Release

Gardner Pool Deck Reconstruction Letter

*DDN* & *Register* Obituary

## City offices will be closed, trash schedule revised for Labor Day

Oakwood city offices will be closed on Monday, Sept. 5, for the Labor Day holiday.

Trash pickup for all city routes the week of Sept. 5 will be one day later than usual. Monday's

route will be picked up Tuesday; Tuesday's route will be picked up Wednesday; Wednesday's route will be picked up Thursday; and Thursday's route will be picked up Friday.

OR 8/31/22

## OAKWOOD

### Trash pickup timing

Oakwood city offices are closed on Monday, Sept. 5, in recognition of Labor Day. Trash pickup for all routes the week of Sept. 5 will be one day later than usual. Monday's route will be picked up Tuesday; Tuesday's route will be picked up Wednesday; Wednesday's route will be picked up Thursday; and Thursday's route will be picked up Friday.

STAFF REPORT

DDN 9/1/22



**AUGUST 2022 OAKWOOD PROPERTY SALES**

<b>SALES ABOVE APPRAISED VALUE</b>					
<b>ADDRESS</b>	<b>DATE SOLD</b>	<b>SALE PRICE</b>	<b>DATE LAST SOLD</b>	<b>LAST SALE PRICE</b>	<b>COUNTY APPRAISED VALUE</b>
2720 FAR HILLS AVE	8/23/22	\$ 1,100,000	NOT LISTED	NOT LISTED	\$ 790,220
1011 LITTLE WOODS RD	8/10/22	\$ 1,070,000	4/27/05	\$ 370,000	\$ 923,380
25 W THRUSTON BLVD	8/26/22	\$ 837,500	4/18/02	\$ 490,000	\$ 593,100
231 W HADLEY RD	8/9/22	\$ 715,000	9/28/16	\$ 430,200	\$ 367,490
216 WISTERIA DR	8/29/22	\$ 595,000	11/17/16	\$ 345,000	\$ 407,550
304 SCHENCK AVE	8/24/22	\$ 570,000	11/8/19	\$ 415,000	\$ 341,530
45 W PEACH ORCHARD RD	8/23/22	\$ 516,525	NOT LISTED	NOT LISTED	\$ 310,870
10 VOLUSIA AVE	8/9/22	\$ 510,000	8/22/00	\$ 233,000	\$ 320,920
1601 SHAFOR BLVD	8/30/22	\$ 470,000	4/4/22	\$ 285,000	\$ 206,230
614 OAKWOOD AVE	8/3/22	\$ 460,000	9/6/05	\$ 236,000	\$ 278,910
215 LONSDALE AVE	8/11/22	\$ 454,000	7/12/94	\$ 181,000	\$ 274,720
501 OAKWOOD AVE	8/3/22	\$ 450,000	3/2/20	\$ 300,000	\$ 305,140
17 E THRUSTON BLVD	8/25/22	\$ 435,000	3/1/19	\$ 337,000	\$ 289,750
40 FORRER BLVD	8/30/22	\$ 435,000	9/3/96	\$ 178,000	\$ 292,270
1200 HATHAWAY RD	8/24/22	\$ 425,000	7/7/00	\$ 287,000	\$ 260,220
327 CORONA AVE	8/1/22	\$ 424,900	4/7/14	\$ 106,000	\$ 232,660
24 CORONA AVE	8/10/22	\$ 395,000	9/23/15	\$ 198,903	\$ 195,790
611 E SCHANTZ AVE	8/24/22	\$ 390,850	7/29/19	\$ 345,000	\$ 315,770
11 GREENMOUNT BLVD	8/10/22	\$ 390,000	5/17/10	\$ 257,000	\$ 275,790
357 FORRER BLVD	8/12/22	\$ 375,000	9/13/16	\$ 310,000	\$ 288,770
206 BEVERLY PL	8/8/22	\$ 367,000	5/22/97	\$ 225,000	\$ 253,960
529 ACORN DR	8/5/22	\$ 361,900	1/6/22	\$ 200,000	\$ 205,380
2506 ROANOKE AVE	8/10/22	\$ 353,830	7/14/20	\$ 295,000	\$ 273,380
313 ORCHARD DR	8/23/22	\$ 349,900	5/11/04	\$ 130,000	\$ 177,720
2220 2222 FAR HILLS AVE	8/30/22	\$ 311,000	9/13/00	\$ 155,000	\$ 251,530
412 CORONA AVE	8/11/22	\$ 295,000	12/1/11	\$ 210,000	\$ 250,150
214 PEACH ORCHARD AVE	8/10/22	\$ 290,000	7/8/20	\$ 245,600	\$ 170,500
533 ACORN DR	8/10/22	\$ 285,000	7/12/10	\$ 224,900	\$ 243,380
2011 SHROYER RD	8/15/22	\$ 275,000	NOT LISTED	NOT LISTED	\$ 177,870
308 HADLEY AVE	8/5/22	\$ 270,000	1/7/22	\$ 264,900	\$ 178,190
217 WONDERLY AVE	8/16/22	\$ 265,000	1/7/09	\$ 155,000	\$ 179,430
318 WONDERLY AVE	8/19/22	\$ 245,000	6/13/17	\$ 127,000	\$ 134,530
418 ABERDEEN AVE	8/24/22	\$ 245,000	10/23/07	\$ 213,000	\$ 241,880
336 E PEACH ORCHARD AVE	8/4/22	\$ 230,000	5/25/16	\$ 159,900	\$ 159,750
615 ORLANDO TER	8/5/22	\$ 229,000	6/14/18	\$ 160,000	\$ 180,990
310 WONDERLY AVE	8/24/22	\$ 222,000	4/25/16	\$ 128,900	\$ 147,820
111 E PEACH ORCHARD AVE	8/26/22	\$ 210,000	8/16/12	\$ 158,000	\$ 156,440
2004 SHROYER RD	8/9/22	\$ 209,900	8/2/21	\$ 179,900	\$ 108,790
1901 SHAFOR BLVD	8/22/22	\$ 205,000	2/20/98	\$ 92,500	\$ 156,090
320 TRIANGLE AVE	8/18/22	\$ 192,900	1/25/11	\$ 75,600	\$ 139,920
252 CLARANNA AVE	8/25/22	\$ 191,000	NOT LISTED	NOT LISTED	\$ 190,890
320 TRIANGLE AVE	8/8/22	\$ 189,900	1/25/11	\$ 75,600	\$ 139,920
1211 FAR HILLS AVE	8/10/22	\$ 70,000	9/25/20	\$ 60,000	\$ 38,930
<b>100% ABOVE APPRAISED VALUE</b>					
<b>0% BELOW APPRAISED VALUE</b>					

## **OAKWOOD**

### **Debris drop-off**

The city of Oakwood has set its next monthly debris drop-off for 8 a.m. to noon Sept. 3.

The Foell Public Works Center at 210 Shafor Blvd. is open on the first Saturday of every month during that time. Oakwood residents may drop off yard debris and household items, such as old furniture and appliances.

Grass clippings, tires, weekly household trash and hazardous materials will not be accepted. Dumping is for Oakwood property owners only and is not open to contractors. Proof of residency is required.

Call the Public Works Department at 937-298-0777 with any questions.

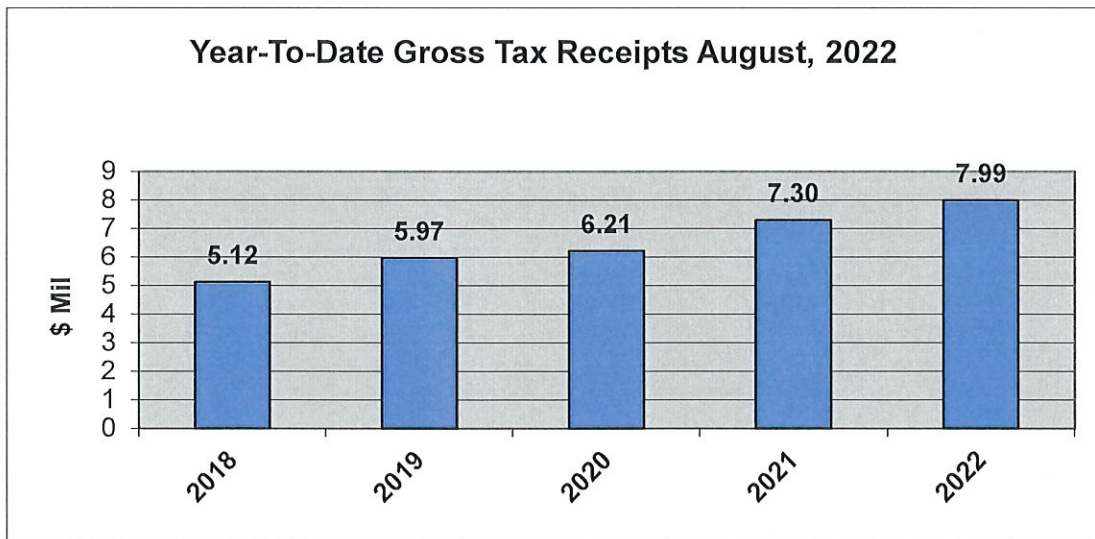
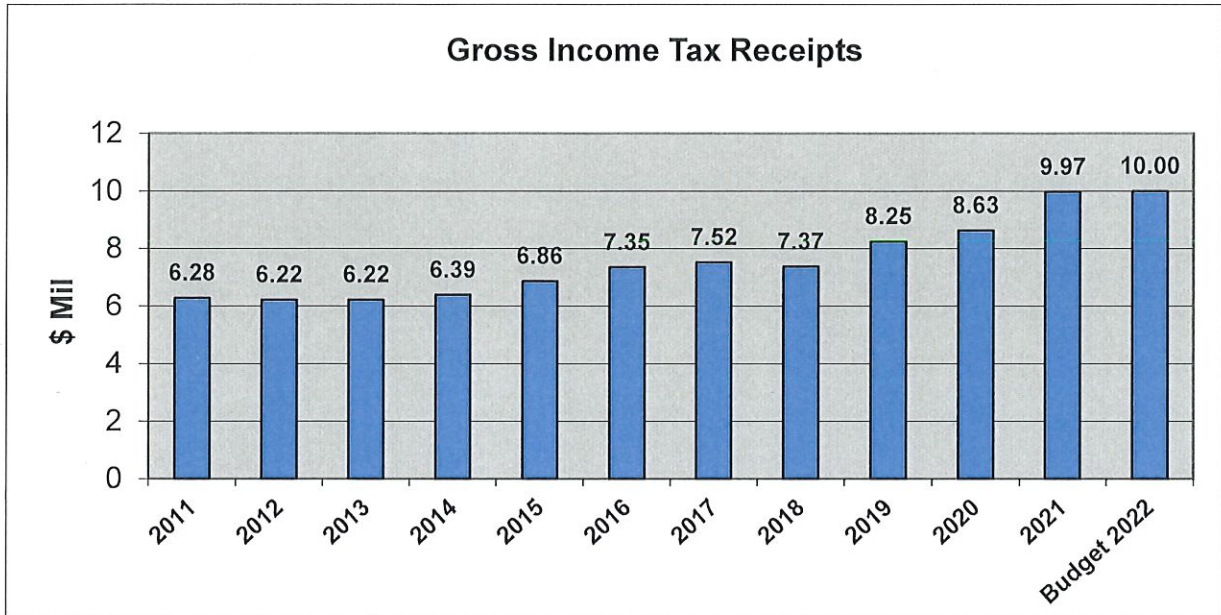
STAFF REPORT

DON 8/20/22

# TAX REVENUE ANALYSIS

## 2022

The following graphs depict total income tax receipts and do not include tax refunds issued.



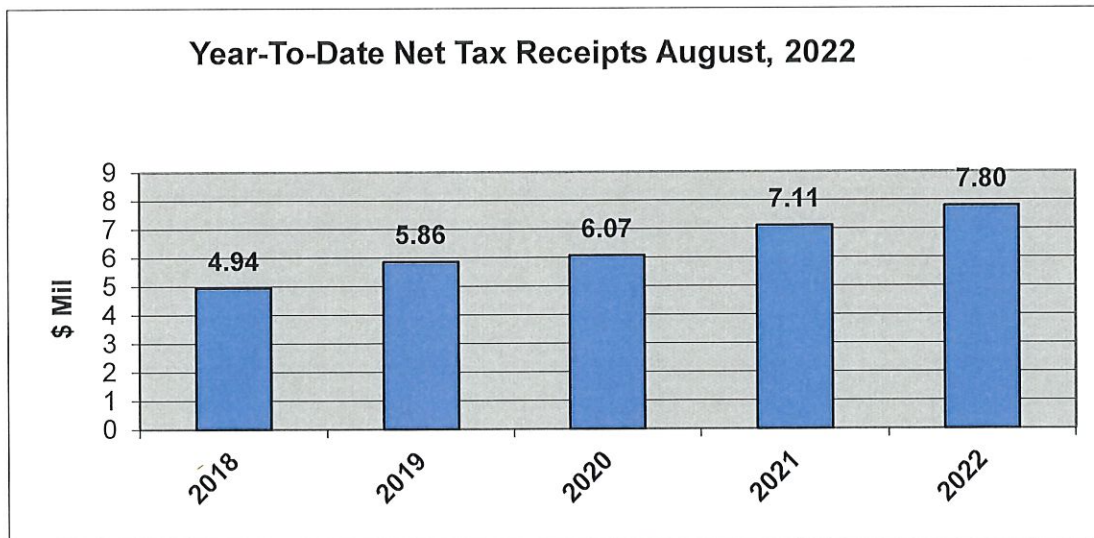
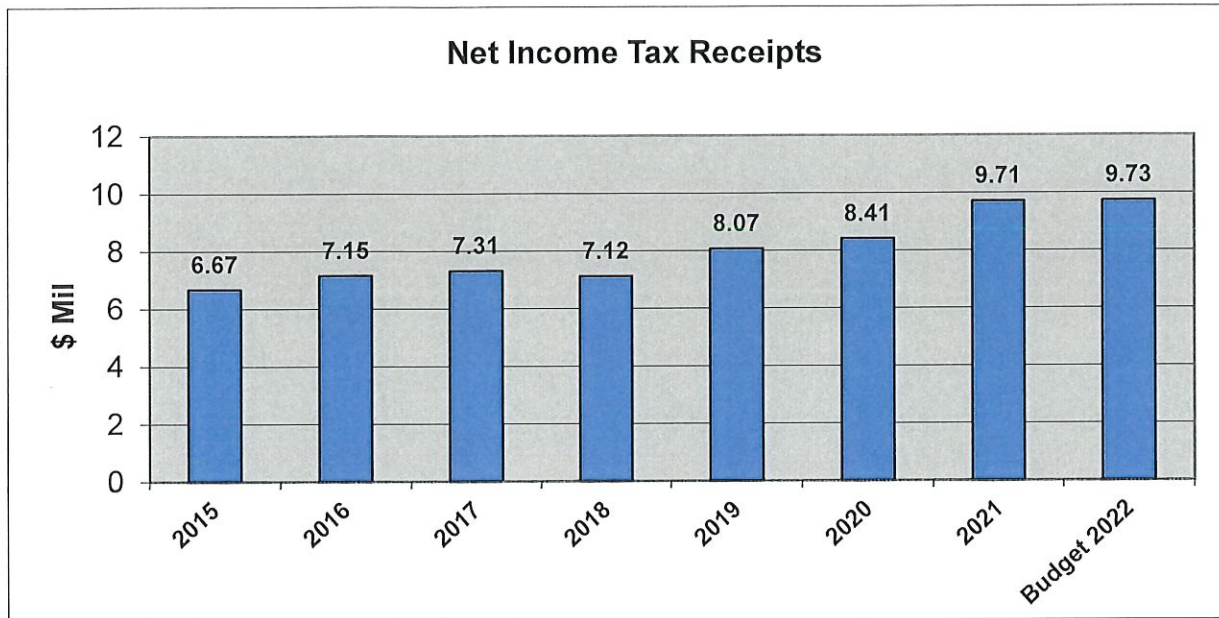
### Year-To-Date Gross Collections vs Prior Year

2021	\$7,300,182.35
2022	\$7,988,615.58
Change	9.43%

# TAX REVENUE ANALYSIS

## 2022

The following graphs depict total income tax receipts less refunds issued.



### Year-To-Date Net Collections vs Prior Year

2021	\$7,111,204.44
2022	\$7,802,981.30

Change	9.73%
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INCOME TAX COMPARISON - GROSS RECEIPTS						
	2020 through 2022					
				DAILY	MONTHLY	YEAR-TO-DATE
	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>INCR / DECR</u>	<u>INCR / (DECR)</u>	<u>INCR / (DECR)</u>
JANUARY	\$923,155.30	\$1,178,107.88	\$1,206,895.03	N/A	\$28,787.15	\$28,787.15
FEBRUARY	\$687,202.57	\$562,861.33	\$589,786.40	N/A	\$26,925.07	\$55,712.22
MARCH	\$557,963.20	\$707,232.33	\$774,848.77	N/A	\$67,616.44	\$123,328.66
APRIL	\$783,531.09	\$965,250.67	\$1,525,835.38	N/A	\$560,584.71	\$683,913.37
MAY	\$484,912.96	\$1,672,604.34	\$1,439,747.23	N/A	(\$232,857.11)	\$451,056.26
JUNE	\$790,436.66	\$1,030,290.33	\$1,049,802.24	N/A	\$19,511.91	\$470,568.17
JULY	\$1,436,657.02	\$601,035.27	\$622,825.88	N/A	\$21,790.61	\$492,358.78
AUGUST	\$543,942.08	\$582,800.20	\$778,874.65	N/A	\$196,074.45	\$688,433.23
SEPTEMBER	\$741,854.28	\$783,154.97		N/A		
OCTOBER	\$586,290.99	\$616,709.11		N/A		
NOVEMBER	\$474,997.55	\$651,147.77		N/A		
DECEMBER	\$620,059.84	\$618,792.43		N/A		
TOTAL	\$8,631,003.54	\$9,969,986.63	\$7,988,615.58			
				DAILY	MONTHLY	YEAR-TO-DATE
AUGUST	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>INCR / ( DECR)</u>	<u>INCR / (DECR)</u>	<u>INCR / (DECR)</u>
1	0.00	0.00	8,519.69	\$8,519.69	\$8,519.69	\$500,878.47
2	0.00	8,294.98	11,431.86	\$3,136.88	\$11,656.57	\$504,015.35
3	9,944.71	45,678.66	4,562.75	(\$41,115.91)	(\$29,459.34)	\$462,899.44
4	22,081.52	329.00	6,056.31	\$5,727.31	(\$23,732.03)	\$468,626.75
5	7,534.68	2,156.15	25,662.61	\$23,506.46	(\$225.57)	\$492,133.21
6	46,580.13	27,220.36	0.00	(\$27,220.36)	(\$27,445.93)	\$464,912.85
7	26,283.83	0.00	0.00	\$0.00	(\$27,445.93)	\$464,912.85
8	0.00	0.00	20,055.92	\$20,055.92	(\$7,390.01)	\$484,968.77
9	0.00	22,854.53	27,299.03	\$4,444.50	(\$2,945.51)	\$489,413.27
10	4,318.00	13,935.61	43,767.88	\$29,832.27	\$26,886.76	\$519,245.54
11	27,874.55	44,833.01	2,563.08	(\$42,269.93)	(\$15,383.17)	\$476,975.61
12	37,794.43	57,285.08	61,395.65	\$4,110.57	(\$11,272.60)	\$481,086.18
13	5,207.43	147,724.29	0.00	(\$147,724.29)	(\$158,996.89)	\$333,361.89
14	40,177.77	0.00	0.00	\$0.00	(\$158,996.89)	\$333,361.89
15	0.00	0.00	136,248.09	\$136,248.09	(\$22,748.80)	\$469,609.98
16	0.00	9,187.68	7,656.61	(\$1,531.07)	(\$24,279.87)	\$468,078.91
17	84,803.40	18,332.18	4,930.23	(\$13,401.95)	(\$37,681.82)	\$454,676.96
18	23,766.26	10,483.62	36,800.93	\$26,317.31	(\$11,364.51)	\$480,994.27
19	66,564.72	13,244.80	36,781.37	\$23,536.57	\$12,172.06	\$504,530.84
20	16,389.15	51,278.99	0.00	(\$51,278.99)	(\$39,106.93)	\$453,251.85
21	31,609.19	0.00	0.00	\$0.00	(\$39,106.93)	\$453,251.85
22	0.00	0.00	3,659.27	\$3,659.27	(\$35,447.66)	\$456,911.12
23	0.00	4,192.15	98,075.04	\$93,882.89	\$58,435.23	\$550,794.01
24	3,717.43	11,893.82	565.26	(\$11,328.56)	\$47,106.67	\$539,465.45
25	54,936.62	65,308.96	3,569.35	(\$61,739.61)	(\$14,632.94)	\$477,725.84
26	4,667.03	8,194.44	182,883.96	\$174,689.52	\$160,056.58	\$652,415.36
27	2,917.38	4,543.31	0.00	(\$4,543.31)	\$155,513.27	\$647,872.05
28	14,532.05	0.00	0.00	\$0.00	\$155,513.27	\$647,872.05
29	0.00	0.00	10,692.25	\$10,692.25	\$166,205.52	\$658,564.30
30	0.00	9,264.66	42,972.26	\$33,707.60	\$199,913.12	\$692,271.90
31	12,241.80	6,563.92	2,725.25	(\$3,838.67)	\$196,074.45	\$688,433.23
				NEED		
TOTAL	\$543,942.08	\$582,800.20	\$778,874.65	(\$196,074.45)		
				TO MATCH		
				AUGUST'21		

## MEMORANDUM

TO: PLANNING COMMISSION MEMBERS

FROM: ETHAN KROGER

SUBJECT: SEPTEMBER 7, 2022 MEETING

DATE: AUGUST 31, 2022

At your September 7 meeting, I will present three applications:

1. An application filed by Kevin Bensman with Springhouse Architects on behalf of Brian and Christine Hemmelgarn for a special use permit to build a secondary detached garage, and a related variance request, located at 1111 Oakwood Avenue;
2. An application filed by Steve Schlater with Brackett Builders on behalf of John and MJ Gray for a special use permit for two (2) secondary detached garages at 1911 Ridgeway Road; and
3. A preliminary and final plat of 409 Rubicon Road for consolidation of two parcels into one, which requires a map amendment due to the lots being located in different zoning districts. The lot consolidation requires that the applicant obtain a rear yard setback variance for the existing detached garage.

### APPLICATION #22-4

ADDRESS: 1111 Oakwood Avenue

APPLICANT: Kevin Bensman on behalf of Brian and Christine Hemmelgarn

### **SPECIAL USE**

1111 Oakwood Avenue is located in the R-1 Single Family Residence Zoning District. The R-1 District is intended to preserve those residential areas which are best suited for large-sized lot development and to maintain the character of existing low-density single-family developments.

Subject to the requirements of Title 10, Section 1004, special use permits are required for guest houses and secondary detached garages, when proposed on a zoning lot (as a separate structure) where an existing attached or detached garage to a principal dwelling already exists.

1111 Oakwood Avenue has an existing attached garage of approximately 1000 square feet. The applicants are proposing to retain that existing garage and add a secondary detached garage off to the side of their home. This would create 900 additional square feet of garage space, which is typical for a two-car garage. The location is steeply graded down, away from the home, which would be addressed by including a crawlspace storage area. From the front, the garage would have a typical single-story appearance, with the crawlspace built into the hillside below finished grade.

The height of the garage will be 18 feet as measured from the finished lot grade to the highest point of the structure. This is the measurement method specified by the Oakwood Zoning Code and is code-compliant. However, it should be noted that the rear elevation will appear 30 feet in height due to the grading of the site. It is also important to note that the rear of the garage is heavily screened with vegetation that will remain in place and shield the surrounding properties.

Staff Engineer Chris Kuzma has reviewed the proposed garage plans due to the fact that there exists a city storm sewer pipe crossing the Hemmelgarn's property. Plans have been revised to account for the existing storm sewer pipe in a manner that satisfies the city's engineering staff, and staff will request appropriate conditions in the event that the Planning Commission is inclined to approve this application.

Finally, it should be noted that the applicant is seeking a side yard setback variance. In order to properly accommodate the city storm sewer pipe, the applicant revised the location of the proposed detached garage and service walk to just 8 feet away from the side yard lot line where 20 feet is required, a difference of 12 feet.

## **PRELIMINARY STAFF FINDINGS**

### **SPECIAL USE STANDARDS**

- A. The proposed use at the specified location is consistent with the Comprehensive Plan.

#### **PRELIMINARY STAFF FINDINGS:**

- The Comprehensive Plan states that development should be compatible with the surrounding area. The scale and building materials complement the existing home and surrounding area.

- B. The proposed building or use will not adversely affect or change the character of the area in which it is located.

#### **PRELIMINARY STAFF FINDINGS:**

- As previously mentioned, what is being proposed is compatible with both the character of this particular lot and what exists in the surrounding neighborhoods.

- C. That the establishment, maintenance or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, convenience or general welfare.

#### **PRELIMINARY STAFF FINDINGS:**

- There is nothing to suggest that public health, safety, morals, comfort, convenience or general welfare will be at risk since the proposed use of the land is consistent with surrounding homes in the immediate area.

- D. That the proposed use will not be injurious to the reasonable use and enjoyment of other property in the immediate vicinity for the purposes already permitted, or substantially diminish and impair property values within the neighborhood.

#### **PRELIMINARY STAFF FINDINGS:**

- There is nothing to suggest that the proposed use will be injurious to the reasonable use and enjoyment of other properties in the immediate vicinity or substantially diminish or impair property values within the neighborhood.

- E. The proposed use at the specified location will not significantly adversely affect the use and development of adjacent and nearby properties in accordance with the regulations of the district in which they are located. The location, size and height of proposed buildings and other structures, and the operation of the use will not significantly adversely affect the use and development or hinder the appropriate development of adjacent and nearby properties.

PRELIMINARY STAFF FINDINGS:

- Because this use will be solely located within the Hemmelgarn property, and is well screened from neighboring properties, the secondary detached garage will have no impact on future development or improvements to other residential lots in this immediate area.

- F. That the exterior architectural appeal and functional plan of any proposed structure will not be so at variance with either the exterior architectural appeal and functional plan of the structures already constructed or in the course of construction in the immediate neighborhood, or the character of the applicable district as to cause a substantial depreciation in the property values within the neighborhood.

PRELIMINARY STAFF FINDINGS:

- What is being proposed is not unprecedented for larger homes and lots located within this area, and appears to fit the existing character of this zoning district.

- G. That adequate utilities, access roads, off-street parking and loading facilities, drainage and/or other necessary facilities, have been or are being provided at the applicant's cost.

PRELIMINARY STAFF FINDINGS:

- All costs associated with this special use request will be borne solely by the applicants. The applicants have agreed to take steps to protect a city-owned sewer pipe located near the site of the proposed garage, and staff will request appropriate conditions of approval to ensure the same.

- H. That adequate measures have been or will be taken at applicant's cost to provide ingress and egress so designed as to minimize traffic congestion in the public streets and avoid hazards to pedestrian traffic.

PRELIMINARY STAFF FINDINGS:

- The city is comfortable that the proposed ingress and egress to the lot will have no negative impact on the safe movement of vehicles and pedestrians.

- I. That the special use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulation may, in each instance, be modified by Council pursuant to the recommendations of the Planning Commission.

PRELIMINARY STAFF FINDINGS:

- This is a conforming lot located within the R-1 Zoning District, with the exception of a side yard setback issue created by the location of an existing city-owned sewer pipe. The applicants have requested a setback variance to address this issue, which is separately analyzed in this memo.

### **STAFF COMMENTS AS TO SPECIAL USE REQUEST**

Recommended conditions for approval: Building materials should match the existing home and be compatible with the surrounding area; a written stormwater drainage study/plan is to be completed by a civil engineer licensed by the State of Ohio prior to application for zoning approval;



the applicant must obtain all necessary permits (structural, electrical, and otherwise) from the City of Kettering Planning and Development Office; a recordable easement must be submitted, satisfactory to the City Attorney, prior to any zoning permit approval, to allow for City access to the storm pipe if/when it needs maintenance or repair, in compliance with Codified Ordinances of Oakwood, Part Twelve (Stormwater Management Code), Sec. 1206.02.F.2 a-c; materials, fittings, structures, and final layout of storm pipe(s) must be done satisfactory to city engineering staff; erosion control measures must be taken satisfactory to city engineering staff.

## **PRELIMINARY STAFF FINDINGS**

### **Variance Factors**

- A. Whether the property in question will yield reasonable return or whether there can be any beneficial use of the property without the variance;

#### **PRELIMINARY STAFF FINDINGS:**

- The property can be used as a single family residence with or without the variance. However, the variance is necessary to position the garage in the optimal location to accommodate an existing city-owned sewer pipe.

- B. Whether the variance is substantial;

#### **PRELIMINARY STAFF FINDINGS:**

- As previously mentioned, in order to properly accommodate the city storm sewer pipe, the applicant revised the location of the proposed detached garage and service walk to just 8 feet away from the side yard lot line where 20 feet is required, a difference of 12 feet. While a 12 foot variance is somewhat substantial, it is the minimum necessary to facilitate the applicants' plans while accommodating the sewer pipe.

- C. Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer a substantial detriment as a result of the variance;

#### **PRELIMINARY STAFF FINDINGS:**

- There is nothing to suggest that public health, safety, morals, comfort, convenience or general welfare will be at risk as a result of this variance.

- D. Whether the variance would adversely affect the delivery of governmental services (i.e. water, sewer, refuse, police/fire)

#### **PRELIMINARY STAFF FINDINGS:**

- There is no reason to believe governmental services would be adversely affected due to the granting of this variance. In fact, the purpose of the variance is to ensure that sewer services are *not* adversely affected.

- E. Whether the property owner purchased the property with knowledge of the zoning restriction;

#### **PRELIMINARY STAFF FINDINGS:**

- Staff has no information as to the owner's knowledge at the time of purchase, but does not consider this to be a material/relevant factor.

- F. Whether the property owners' predicament feasibly can be obviated through some method other than a variance;

**PRELIMINARY STAFF FINDINGS:**

- In order to properly accommodate the city storm sewer pipe, the applicant revised the location of the proposed detached garage and service walk to just 8 feet away from the side yard lot line where 20 feet is required, a difference of 12 feet.

G. Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance;

**PRELIMINARY STAFF FINDINGS:**

- The spirit and intent of the setback requirement is to ensure a reasonable distance between structures on neighboring properties. Staff believes the natural screening of this area serves that spirit and intent.

H. Any other relevant factors.

**PRELIMINARY STAFF FINDINGS:**

- None.

**STAFF COMMENTS AS TO VARIANCE REQUEST**

Recommended conditions for approval: Building materials should match the existing home and be compatible with the surrounding area; the applicant must obtain all necessary permits (structural, electrical, and otherwise) from the City of Kettering Planning and Development Office.

APPLICATION #22-6

ADDRESS: 1911 Ridgeway Road

APPLICANT: Steve Schlater with Brackett Builders on behalf of John and MJ Gray

**SPECIAL USE**

1911 Ridgeway Road is located in the R-1 Single Family Residence Zoning District. The R-1 District is intended to preserve those residential areas which are best suited for large-sized lot development and to maintain the character of existing low-density single-family developments.

Subject to the requirements of Title 10, Section 1004, special use permits are required for secondary detached garages when proposed on a zoning lot (as a separate structure) where an existing attached or detached garage to a principal dwelling already exists.

The lot at 1911 Ridgeway Road is approximately 10 acres and has an existing attached garage. The applicants are proposing to retain that existing garage and add two secondary detached garage structures on the property to the south of their home. This would create 1,316 additional square feet of garage space.

The height of each garage will be 18 feet as measured from the finished lot grade to the highest point of the structure. This is the measurement method specified by the Oakwood Zoning Code and the height is code-compliant. It is important to note that both detached garages are behind a heavily screened frontage with vegetation that will remain in place and shield the garages from passersby and surrounding properties. The garages may be visible from Deep Hollow as the lot is a through lot with frontage on both Deep Hollow and Ridgeway.

One of the garages is a three-car structure that will allow the applicants to store vehicles and eliminate some of the temporary storage structures near the rear of their lot (currently visible from Deep Hollow). The other is a dual-use structure that will serve primarily as a garage for a Gator-type utility vehicle, but can also be used seasonally as a “sugar shack” for making maple syrup.

It should be noted that this is an unusually large lot and the applicant has satisfied all setback requirements for the R-1 Single Family Zoning District. Also, the Planning Commission should be aware that a third structure is also planned for construction on the property, although it has already received the necessary approvals and permits and is not part of this application. The applicants intend to build all three structures together.

## **PRELIMINARY STAFF FINDINGS**

### **SPECIAL USE STANDARDS**

- A. The proposed use at the specified location is consistent with the Comprehensive Plan.

#### **PRELIMINARY STAFF FINDINGS:**

- The Comprehensive Plan states that development should be compatible with the surrounding area. The scale and building materials complement the existing home and surrounding area.

- B. The proposed building or use will not adversely affect or change the character of the area in which it is located.

#### **PRELIMINARY STAFF FINDINGS:**

- As previously mentioned, what is being proposed is compatible with the character of this particular lot. While the number of outbuildings is somewhat unique in the surrounding neighborhood, they are readily accommodated by the applicant's large lot and there is ample mature screening. It is not anticipated that these structures will change the character of the surrounding neighborhood.

- C. That the establishment, maintenance or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, convenience or general welfare.

#### **PRELIMINARY STAFF FINDINGS:**

- There is nothing to suggest that public health, safety, morals, comfort, convenience or general welfare will be at risk since the proposed use of the land is consistent with surrounding homes in the immediate area.

- D. That the proposed use will not be injurious to the reasonable use and enjoyment of other property in the immediate vicinity for the purposes already permitted, or substantially diminish and impair property values within the neighborhood.

#### **PRELIMINARY STAFF FINDINGS:**

- There is nothing to suggest that the proposed use will be injurious to the reasonable use and enjoyment of other properties in the immediate vicinity or substantially diminish or impair property values within the neighborhood. The construction of attractive, permanent storage structures and elimination of existing temporary storage structures is a benefit to the surrounding neighborhood.

- E. The proposed use at the specified location will not significantly adversely affect the use and development of adjacent and nearby properties in accordance with the regulations of the district in which they are located. The location, size and height of proposed buildings and other structures, and the operation of the use will not significantly adversely affect the use and development or hinder the appropriate development of adjacent and nearby properties.

**PRELIMINARY STAFF FINDINGS:**

- Because this use will be solely located within the applicants' property, with conforming setbacks and ample screening, the two secondary detached garages will have no negative impact on future development or improvements to other residential lots in this immediate area.

- F. That the exterior architectural appeal and functional plan of any proposed structure will not be so at variance with either the exterior architectural appeal and functional plan of the structures already constructed or in the course of construction in the immediate neighborhood, or the character of the applicable district as to cause a substantial depreciation in the property values within the neighborhood.

**PRELIMINARY STAFF FINDINGS:**

- Again, while the number of outbuildings is somewhat unique in the surrounding neighborhood, they are readily accommodated by the applicant's large lot and there is ample mature screening. They have also been designed so as to complement the existing architecture on the property. It is not anticipated that these structures will negatively impact property values within the neighborhood.

- G. That adequate utilities, access roads, off-street parking and loading facilities, drainage and/or other necessary facilities, have been or are being provided at the applicant's cost.

**PRELIMINARY STAFF FINDINGS:**

- All costs associated with this special use request will be borne solely by the applicants.

- H. That adequate measures have been or will be taken at applicant's cost to provide ingress and egress so designed as to minimize traffic congestion in the public streets and avoid hazards to pedestrian traffic.

**PRELIMINARY STAFF FINDINGS:**

- The city is comfortable that the proposed ingress and egress to the lot will have no negative impact on the safe movement of vehicles and pedestrians.

- II. That the special use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulation may, in each instance, be modified by Council pursuant to the recommendations of the Planning Commission.

**PRELIMINARY STAFF FINDINGS:**

- This is a conforming lot located within the R-1 Zoning District.

**STAFF COMMENTS**

Recommended conditions for approval: Building materials should complement the existing home and be compatible with the surrounding area; a written stormwater drainage study/plan is to be completed by a civil engineer licensed by the State of Ohio prior to application for zoning approval; the applicant must obtain all necessary permits (structural, electrical, and otherwise) from the City of Kettering Planning and Development Office.

APPLICATION #22-7

ADDRESS: 409 Rubicon Road

APPLICANT: Shawn Duncan on behalf of Chris Cook

**LOT CONSOLIDATION/ZONING MAP AMENDMENT/SETBACK:** The applicants plan to build an addition to their existing detached garage. Due to the proposed addition crossing into a second lot owned by the applicants, the two lots must be combined into one prior to approval of a zoning permit. The two lots are currently zoned differently, with the north lot containing the home being R-1 and the south vacant lot being R-3. Therefore they must be consolidated within one zoning district or the other. Lot consolidation requires the mitigation of nonconformities through the granting of a variance.

409 Rubicon has an existing detached garage of approximately 511 square feet. The applicants are proposing to expand it by building an L-shaped connector wing and an additional garage space. The addition itself does not require Planning Commission approval, but the Commission must approve the lot consolidation and rezoning.

The Zoning Code describes that a plat is to be “checked by the Planning Commission as to its conformity with the principles, standards and requirements” of the Subdivision Code (Sec.1171.02(B).)

In a more substantial subdivision/consolidation, the Planning Commission’s review would evaluate the following elements:

- Street and block layout
- R/W widths
- Grades, curved, sight distances
- Intersections
- Lot characteristics

However, this is a simple consolidation of an existing, developed, residential double lot, and does not involve any of these elements. The Planning Commission’s approval is requested as an administrative formality.

### **VARIANCE**

The applicant is requesting to vary the rear yard setback requirement for an existing detached garage to approximately 2 feet where 10 is required. The detached garage has existed on the property for decades and a variance is only now required as part of the process to consolidate both lots.

### **MAP AMENDMENT**

The applicant is seeking to change the zoning classification of the lot south of the existing home from R-1 to R-3. Staff review of existing buildings on the lot indicate that by rezoning the new combined lot to the R-3 zoning district, the home and accessory structures will be more conforming.

## **PRELIMINARY STAFF FINDINGS**

### **Variance Factors**

- A. Whether the property in question will yield reasonable return or whether there can be any beneficial use of the property without the variance;  
PRELIMINARY STAFF FINDINGS:  
➤ The property can be used as a single family residence with or without the variance. However, the lots cannot be consolidated without the variance, and consolidation is a necessary step for many types of improvement.
- B. Whether the variance is substantial;  
PRELIMINARY STAFF FINDINGS:  
➤ As previously mentioned, the existing garage has existed on the property for decades and a variance is only now required due to the request to consolidate both lots.
- C. Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer a substantial detriment as a result of the variance;  
PRELIMINARY STAFF FINDINGS:  
➤ There is nothing to suggest that public health, safety, morals, comfort, convenience or general welfare will be at risk since the proposed use of the land is consistent with surrounding homes in the immediate area and was lawfully established long ago.
- D. Whether the variance would adversely affect the delivery of governmental services (i.e. water, sewer, refuse, police/fire)  
PRELIMINARY STAFF FINDINGS:  
➤ There is no reason to believe governmental services would be adversely affected due to the granting of this variance.
- E. Whether the property owner purchased the property with knowledge of the zoning restriction;  
PRELIMINARY STAFF FINDINGS:  
➤ Staff has no information as to the owner's knowledge at the time of purchase, but does not consider this to be a material/relevant factor.
- F. Whether the property owners' predicament feasibly can be obviated through some method other than a variance;  
PRELIMINARY STAFF FINDINGS:  
➤ As previously mentioned, the existing garage has existed on the property for decades and a variance is only now required due to the request to consolidate both lots.
- G. Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance;  
PRELIMINARY STAFF FINDINGS:  
➤ Because this detached garage has been in place for many years it is merely a formality when consolidating the two lots together.
- H. Any other relevant factors.

PRELIMINARY STAFF FINDINGS:

➤ None.

**STAFF COMMENTS**

Recommended conditions for approval: Building materials should match the existing home and be compatible with the surrounding area; the applicant must obtain all necessary permits (structural, electrical, and otherwise) from the City of Kettering Planning and Development Office.

Also, please note that the Planning Commission will be asked to take two separate votes on this application. The first is a vote to approve or deny the variance and lot consolidation, which is a Planning Commission determination only. The second is a vote as to the rezoning request, which will take the form of a recommendation to City Council.

EMK:ls

cc w/enc:      Members of Council  
Norbert Klopsch, City Manager  
Rob Jacques, Law Director  
Jennifer Wilder, Personnel and Properties Director  
Brian & Christine Hemmelgarn, 1111 Oakwood Avenue  
Chris Cook, 409 Rubicon Road  
John and MJ Gray, 1911 Ridgeway Road

Enclosures

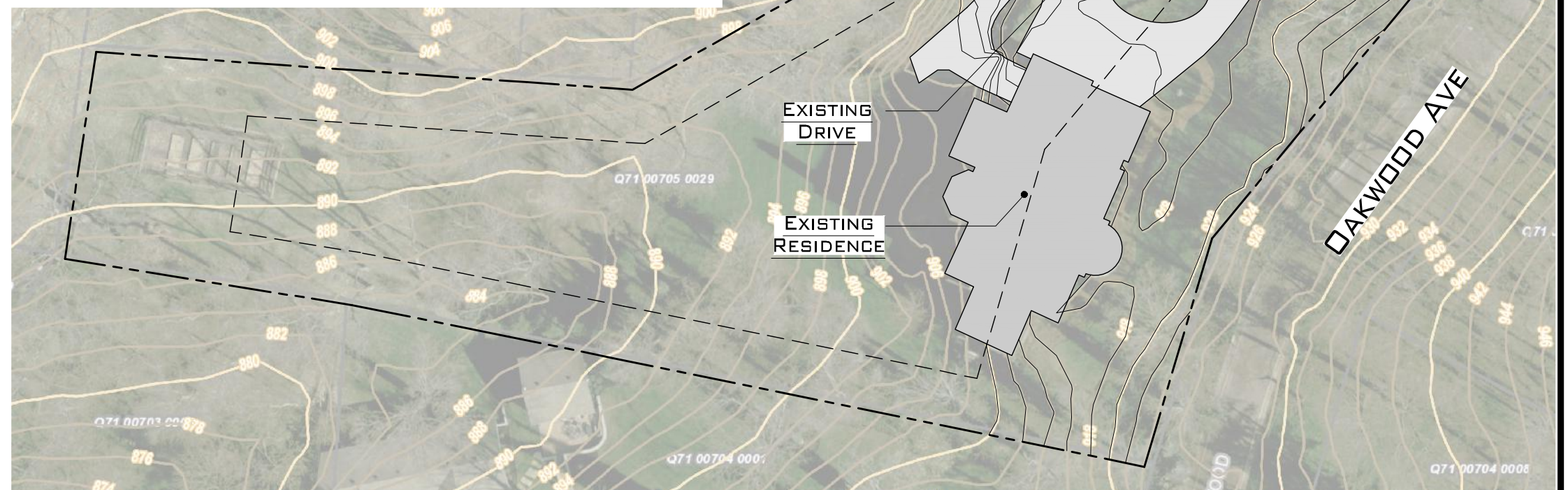
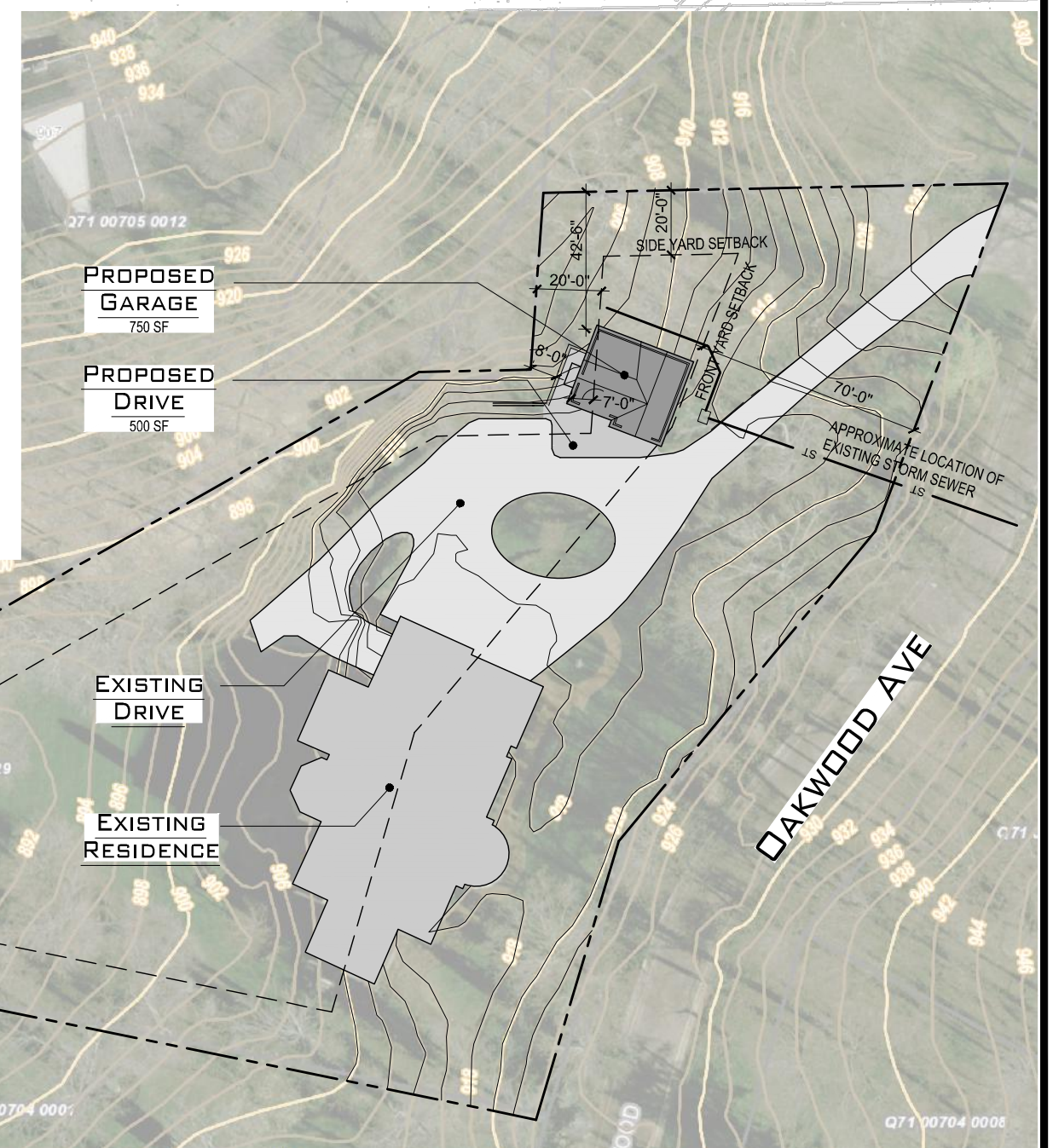
Project Plans  
Planning Commission Applications  
September 7 PC Meeting Agenda  
Draft August 3, 2022 PC Minutes



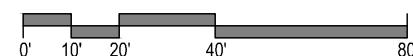
PRELIMINARY DESIGN 06/69/2022  
PRELIMINARY DESIGN 05/24/2022  
PRELIMINARY DESIGN 05/10/2022  
PRELIMINARY DESIGN 05/02/2022



SCALE: 1"=20'-0"



LOCATION OF HOME TO BE  
CONFIRMED ON SITE



## SITE PLAN

SCALE: 1"=50'-0"





PRELIMINARY DESIGN 08/04/2022

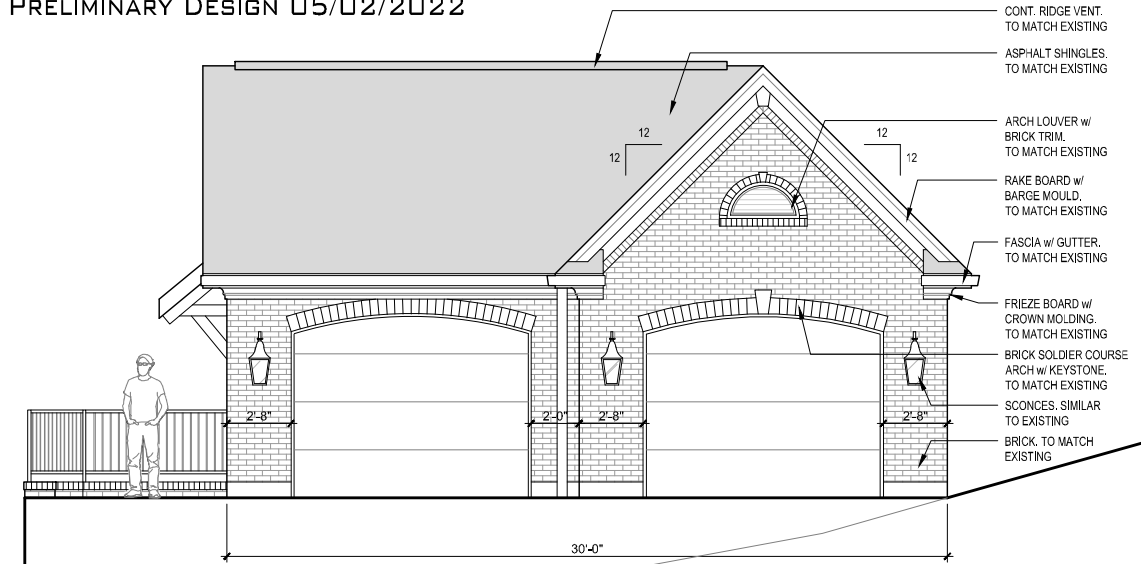
PRELIMINARY DESIGN 06/69/2022

PRELIMINARY DESIGN 05/24/2022

PRELIMINARY DESIGN 05/10/2022

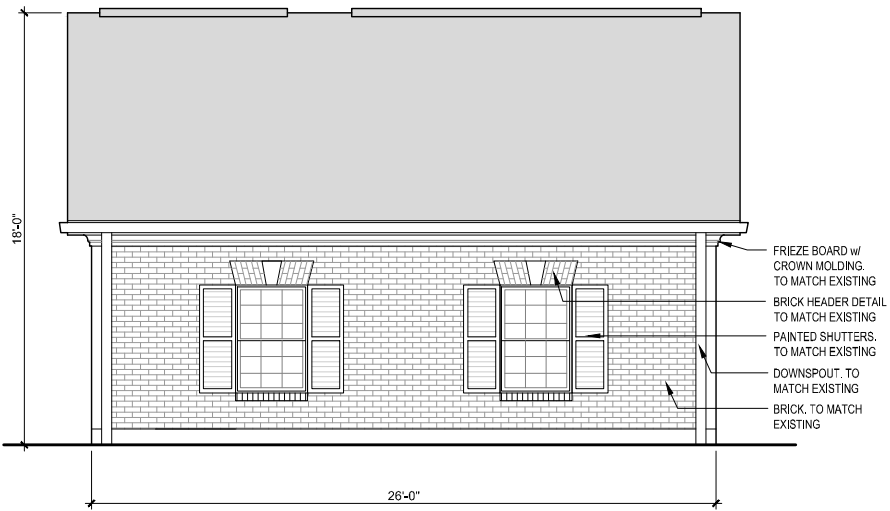
PRELIMINARY DESIGN 05/02/2022

# Hemmelgarn Carriage Garage



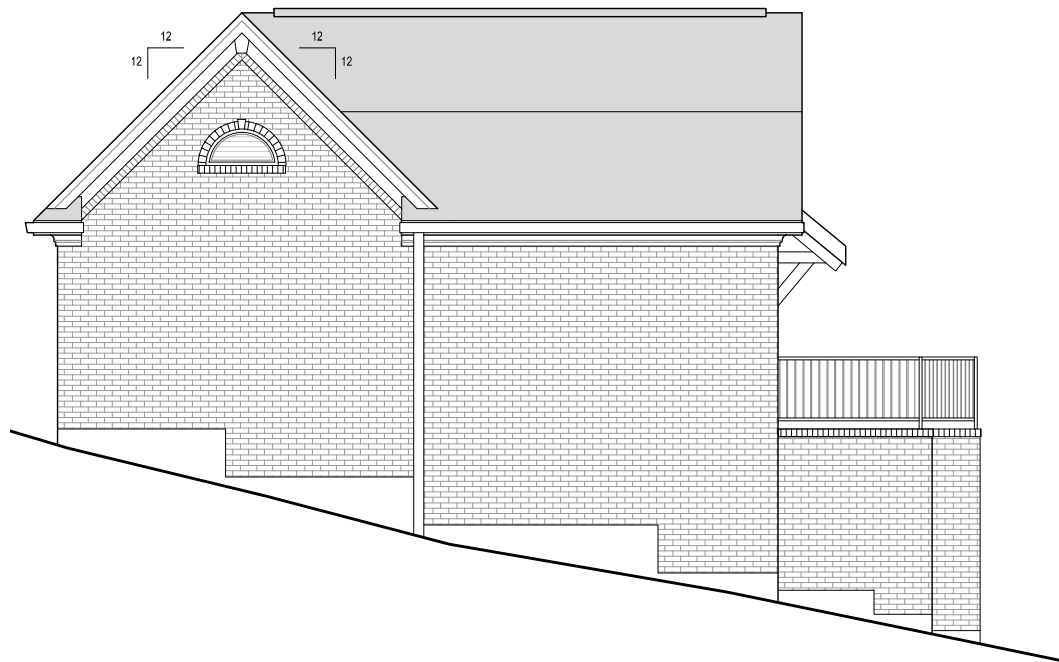
FRONT ELEVATION

SCALE: 1/4"=1'-0"



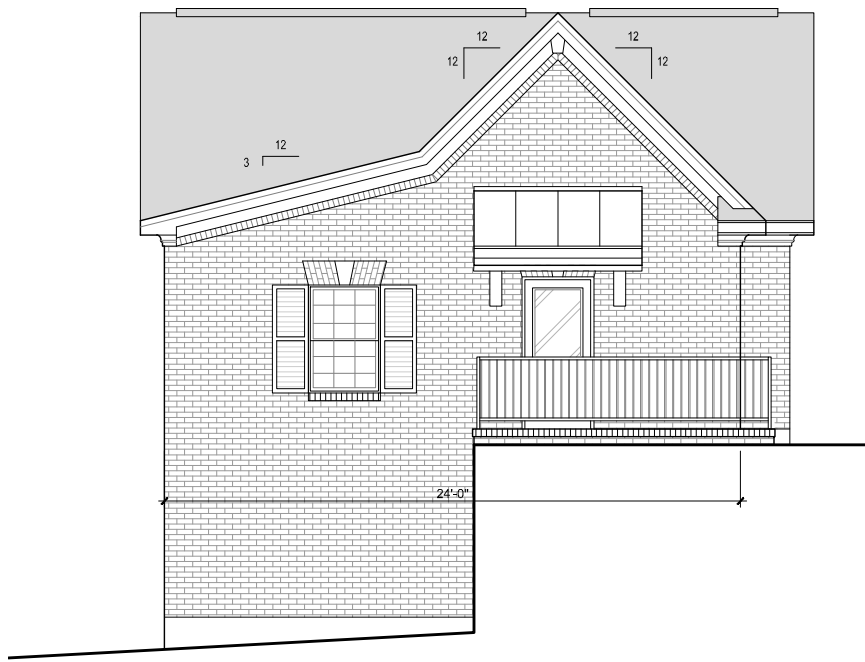
RIGHT ELEVATION

SCALE: 1/4"=1'-0"



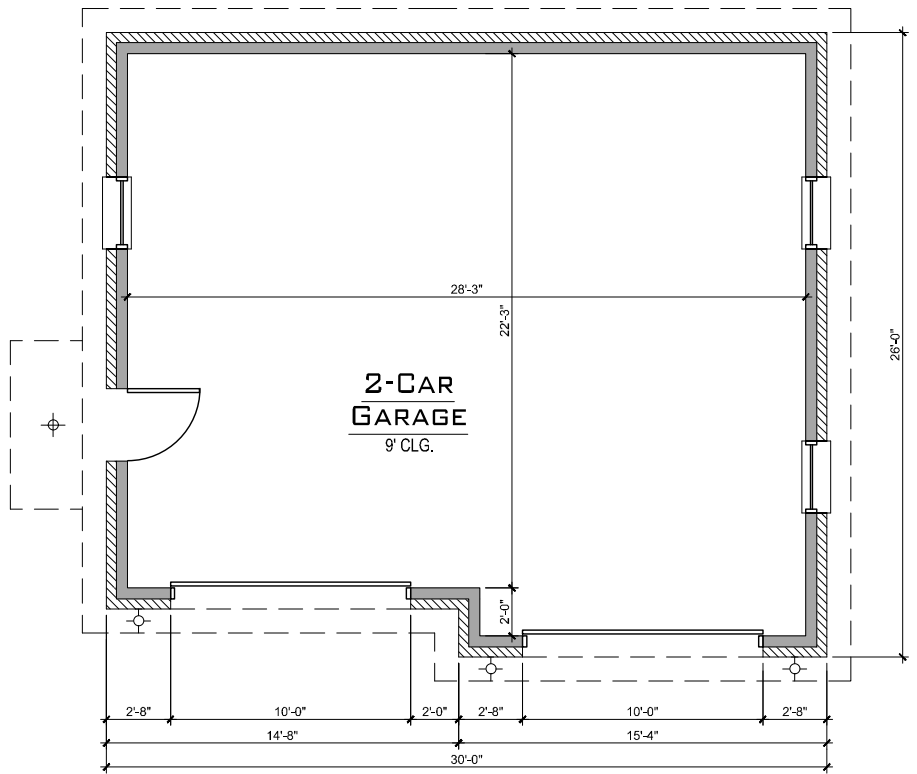
REAR ELEVATION

SCALE: 1/4"=1'-0"



LEFT ELEVATION

SCALE: 1/4"=1'-0"



PROPOSED PLAN

SCALE: 1/4"=1'-0"

## PLANNING / ZONING COMMENT SHEET

TO: Department of Public Safety  
Department of Public Works ✓

From: Ethan M. Kroger, Code Enforcement Officer

Date: 8/17/22

Application #: 22-4

1111 Oakland Ave - Special use for secondary detached garage and side yard  
variance request.

Please review the attached application and return your comments to me.

Your response is requested on or before: 08/17/2022  
DATE

If your Department has **NO** questions, comments, or concerns about the impact of the attached application on the delivery or provision of governmental services, please check here: ☐

Otherwise, please describe any questions, comments, or concerns below, and attach additional pages as necessary.

Recommend approval, subject to following conditions:

1) materials, fittings, structures, and final layout of storm pipe(s)

satisfactory to city engineering staff;

2) erosion control measures satisfactory to city engineering staff; and

3) delivery of an access easement satisfactory to the city attorney



City of Oakwood  
30 Park Avenue  
Oakwood, Ohio 45419

Completed by:

Date:

Eli Kroger

08/16/2022

## PLANNING / ZONING COMMENT SHEET

TO: Department of Public Safety ✓  
Department of Public Works

From: Ethan M. Kroger, Code Enforcement Officer

Date: 8/31/22

Application #: 22-4

1111 OAKWOOD AVE - Special Use for Secondary detached garage and side yard setback  
variance request.

Please review the attached application and return your comments to me.

Your response is requested on or before: 8/31/22  
DATE

If your Department has **NO** questions, comments, or concerns about the impact of the attached application on the delivery or provision of governmental services, please check here: ☒

Otherwise, please describe any questions, comments, or concerns below, and attach additional pages as necessary.

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City of Oakwood  
30 Park Avenue  
Oakwood, Ohio 45419

Completed by: Alan Hill

Date: 8/31/22

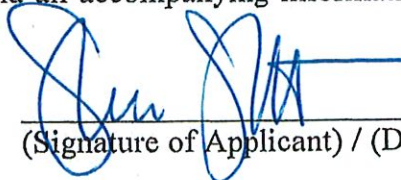


**CITY OF OAKWOOD**  
**BOARD OF ZONING APPEALS/PLANNING COMMISSION APPLICATION**

Please submit four copies of building plans, drawn to scale, and an Ohio Registered Civil Engineer or Surveyor's plat of survey with the application. The proposed structure must be included on said survey. All costs incurred by the city in processing the application will be charged to the applicant. A copy of the deed and easement may also be required.

1. Project Address 1111 OAKWOOD AVENUE
2. Applicant SPRINGHOUSE ARCHITECTS Telephone (937) 673 2643
3. Owner BRIAN & CHRISTINE HEMMELGARN Telephone (937) 609 2245  
Address 1111 OAKWOOD AVENUE
4. Applicant is (check one) Owner ☐ Agent ☒ or other \_\_\_\_\_  
If rented or leased property, name of owner and/or Lessor \_\_\_\_\_  
(Submit letter of authorization from owner)
5. Legal description of subject property (check one):  
☒ Single Family ☐ Multiple Dwelling ☐ Business
6. Request: The applicant requests the following proposed use and/or improvement:  
PROPOSED DETACHED GARAGE

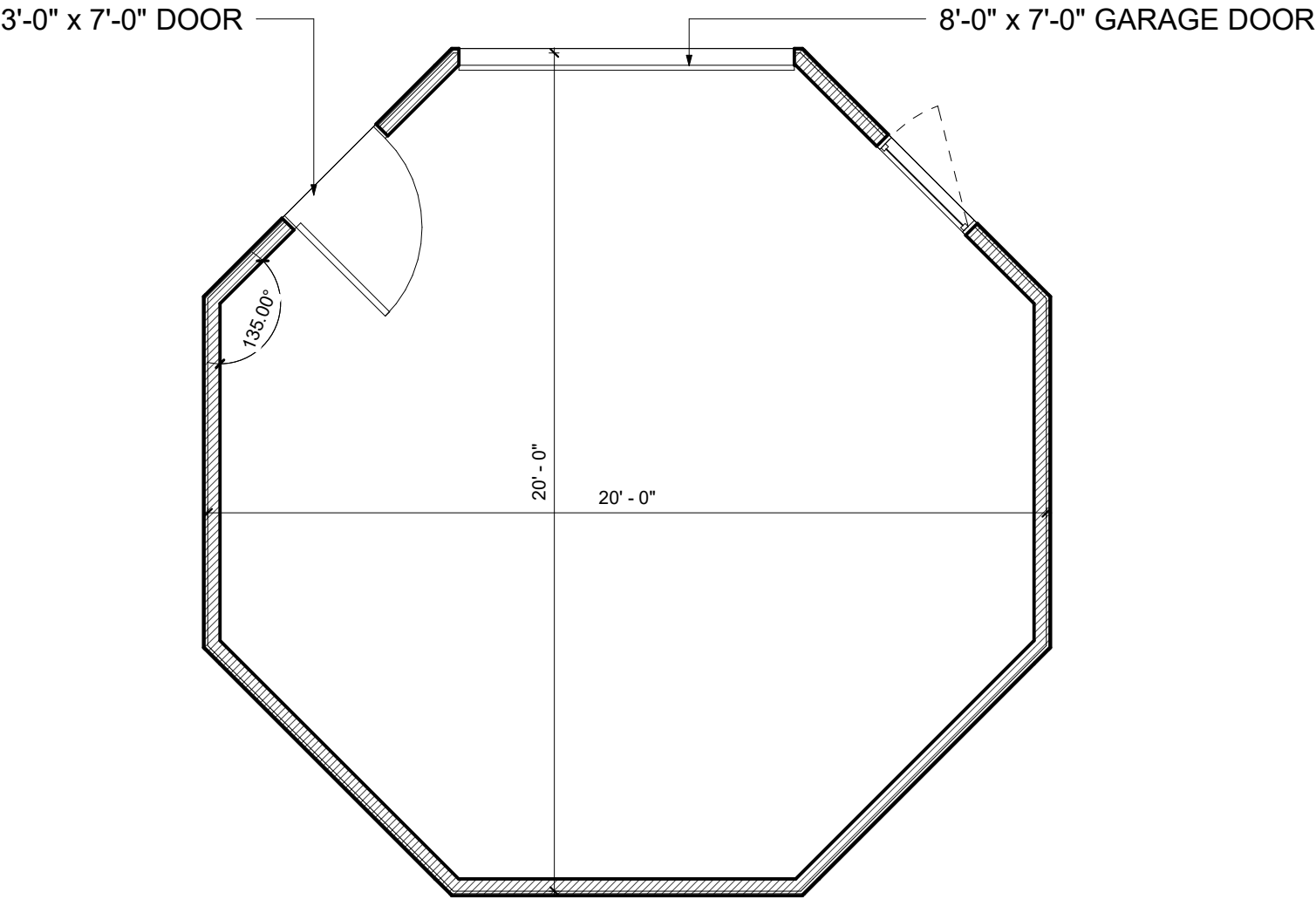
I hereby certify that all of the above statements and all accompanying information and drawings are correct and true.

 June 2, 2022  
(Signature of Applicant) / (Date)

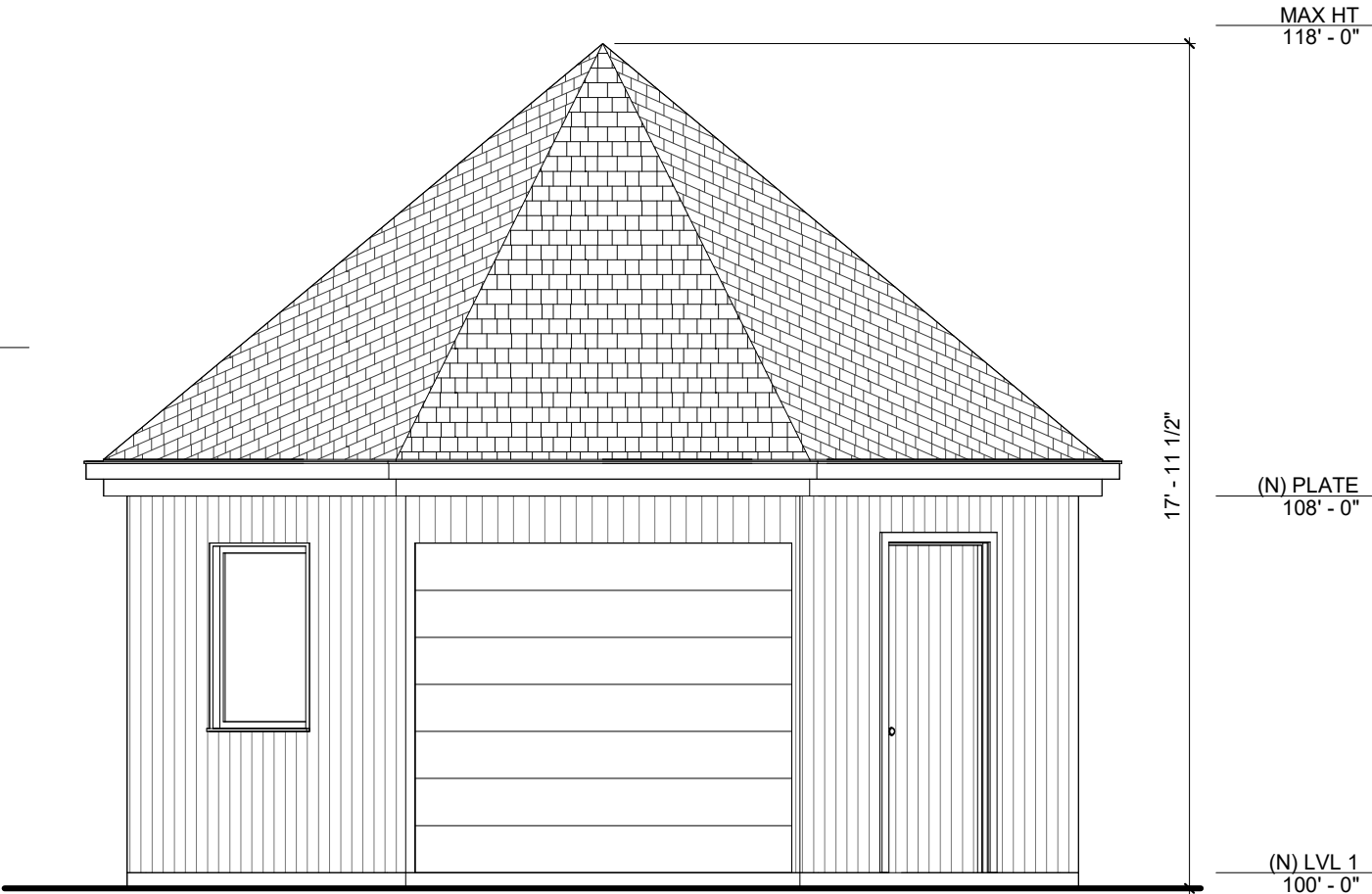
**FOR STAFF USE ONLY**

☐ Planning Commission ☐ Board of Zoning Appeals  
Application #: \_\_\_\_\_ Date Filed: \_\_\_\_\_  
Date of Public Hearing: \_\_\_\_\_  
Reason for Hearing: \_\_\_\_\_  
Lot No.: \_\_\_\_\_ Zoning District: \_\_\_\_\_  
Recommendation of the Planning Commission or Board of Zoning Appeals: \_\_\_\_\_  
Special Use or Variance (Granted/Denied): \_\_\_\_\_  
Extract: \_\_\_\_\_  
Permit(s): \_\_\_\_\_

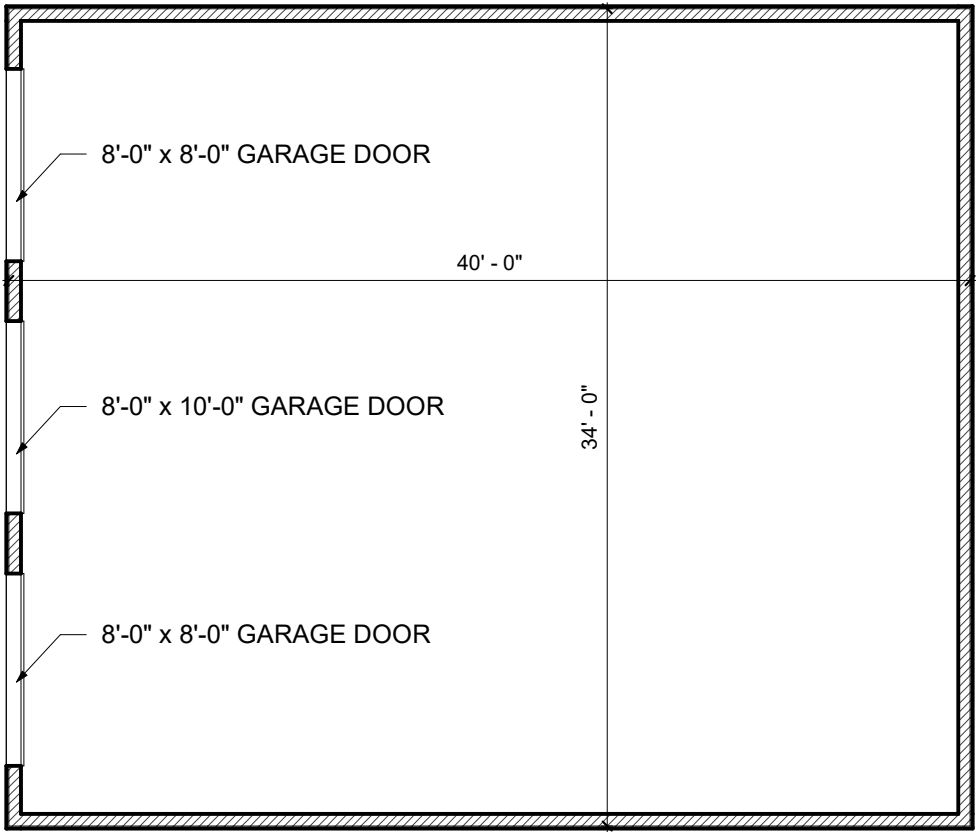




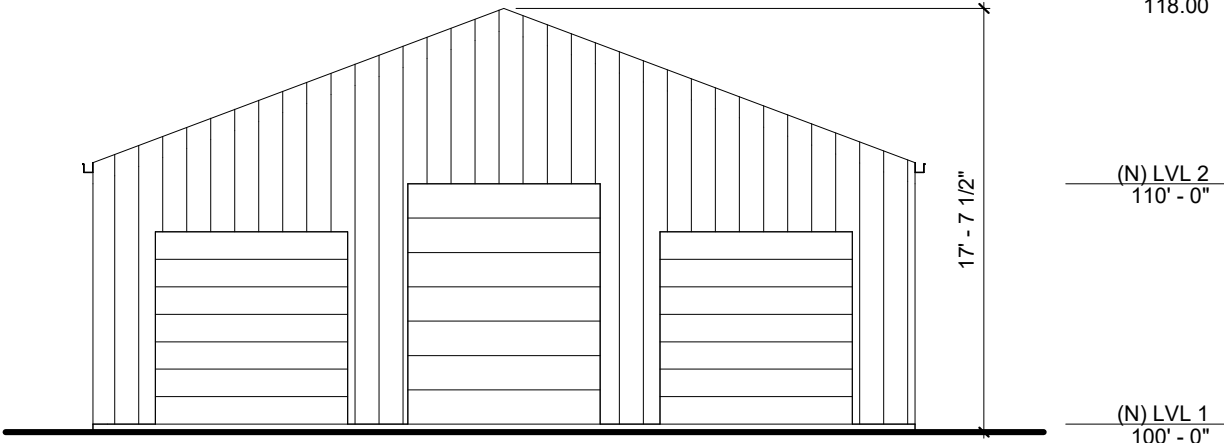
1 (N) LVL 1- Floor Plan  
1/4" = 1'-0"



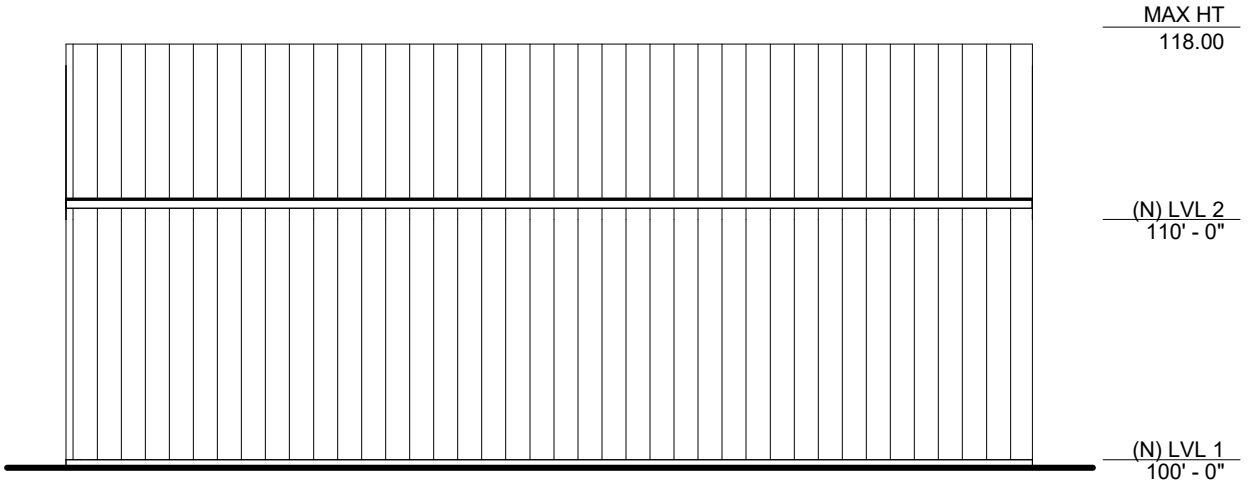
2 (N) Front Elevation  
1/4" = 1'-0"



1 (N) LVL 1- Floor Plan  
1/8" = 1'-0"



2 (N) Front Elevation  
1/8" = 1'-0"



3 (N) Side Elevation  
1/8" = 1'-0"

## PLANNING / ZONING COMMENT SHEET

TO: Department of Public Safety  
Department of Public Works ✓

From: Ethan M. Kroger, Code Enforcement Officer

Date: 8/31/22

Application #: 22-6

1911 Ridgeway - Special Use Application for (Z) secondary detached garages.

Please review the attached application and return your comments to me.

Your response is requested on or before: \_\_\_\_\_  
DATE

If your Department has **NO** questions, comments, or concerns about the impact of the attached application on the delivery or provision of governmental services, please check here: ☒

Otherwise, please describe any questions, comments, or concerns below, and attach additional pages as necessary.

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City of Oakwood  
30 Park Avenue  
Oakwood, Ohio 45419

Completed by:

Ethan M. Kroger

Date:

8/31/2022



## PLANNING / ZONING COMMENT SHEET

TO: Department of Public Safety ✓  
Department of Public Works

From: Ethan M. Kroger, Code Enforcement Officer

Date: 8/31/22

Application #: 22-6

1911 Ridgeway - Special Use Application for (Z) Secondary detached garages.

Please review the attached application and return your comments to me.

Your response is requested on or before: \_\_\_\_\_.  
DATE

If your Department has **NO** questions, comments, or concerns about the impact of the attached application on the delivery or provision of governmental services, please check here: ☒

Otherwise, please describe any questions, comments, or concerns below, and attach additional pages as necessary.

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City of Oakwood  
30 Park Avenue  
Oakwood, Ohio 45419

Completed by: \_\_\_\_\_

Date: \_\_\_\_\_

Alan Hill  
8/31/22

**CITY OF OAKWOOD**  
**BOARD OF ZONING APPEALS/PLANNING COMMISSION APPLICATION**

Please submit four copies of building plans, drawn to scale, and an Ohio Registered Civil Engineer or Surveyor's plat of survey with the application. The proposed structure must be included on said survey. All costs incurred by the city in processing the application will be charged to the applicant. A copy of the deed and easement may also be required.

1. Project Address 1911 RIDGEWAY ROAD
2. Applicant STEVE SCHLATER Telephone 937-308-0111
3. Owner JOHN GRAY Telephone 937-602-1711  
Address 1911 RIDGEWAY ROAD
4. Applicant is (check one) Owner (☐) Agent (☒) or other BRACKETT BUILDERS INC  
If rented or leased property, name of owner and/or Lessor \_\_\_\_\_  
(Submit letter of authorization from owner)
5. Legal description of subject property (check one):  
(☒) Single Family (☐) Multiple Dwelling (☐) Business
6. Request: The applicant requests the following proposed use and/or improvement:  
ADDITION OF SUGAR SHACK GARAGE AND STORAGE  
GARAGE. REMOVE TEMPORARY STORAGE BUILDING CURRENTLY  
ON SITE

I hereby certify that all of the above statements and all accompanying information and drawings are correct and true.

Steve Schlater 7/26/22  
(Signature of Applicant) / (Date)

**FOR STAFF USE ONLY**

(☒) Planning Commission

(☐) Board of Zoning Appeals

Application #: \_\_\_\_\_ Date Filed: \_\_\_\_\_

Date of Public Hearing: \_\_\_\_\_

Reason for Hearing: \_\_\_\_\_

Lot No.: \_\_\_\_\_ Zoning District: \_\_\_\_\_

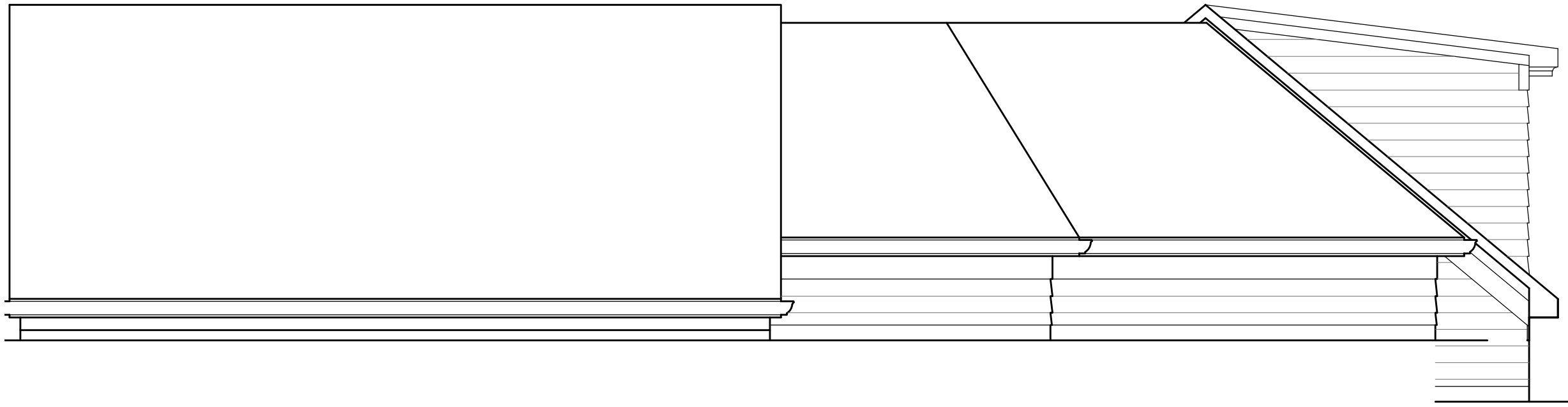
Recommendation of the Planning Commission or Board of Zoning Appeals:

Special Use or Variance (Granted/Denied): \_\_\_\_\_

Extract: \_\_\_\_\_

Permit(s): \_\_\_\_\_

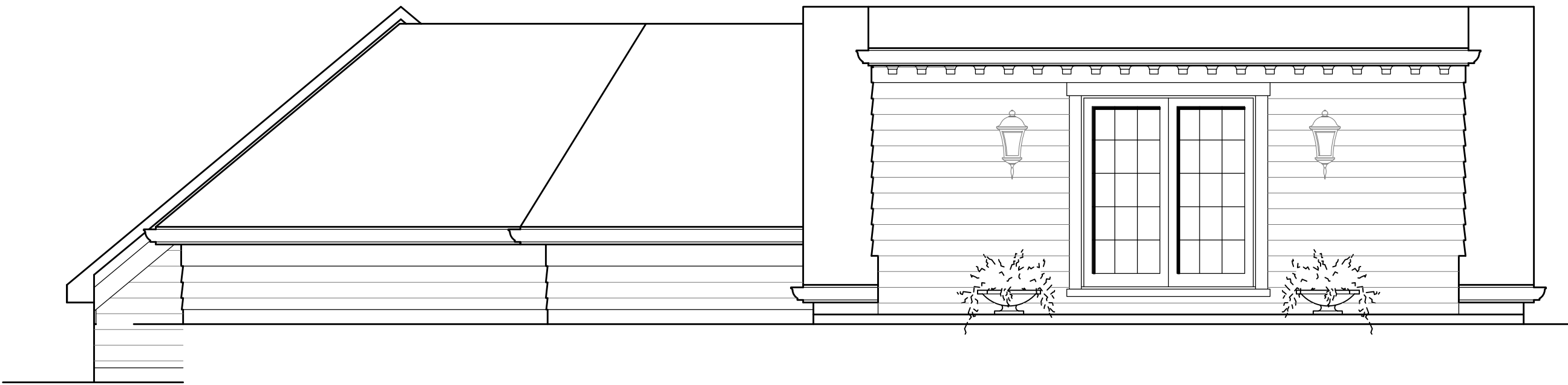




**REAR ELEVATION**  
1/4" = 1'-0"



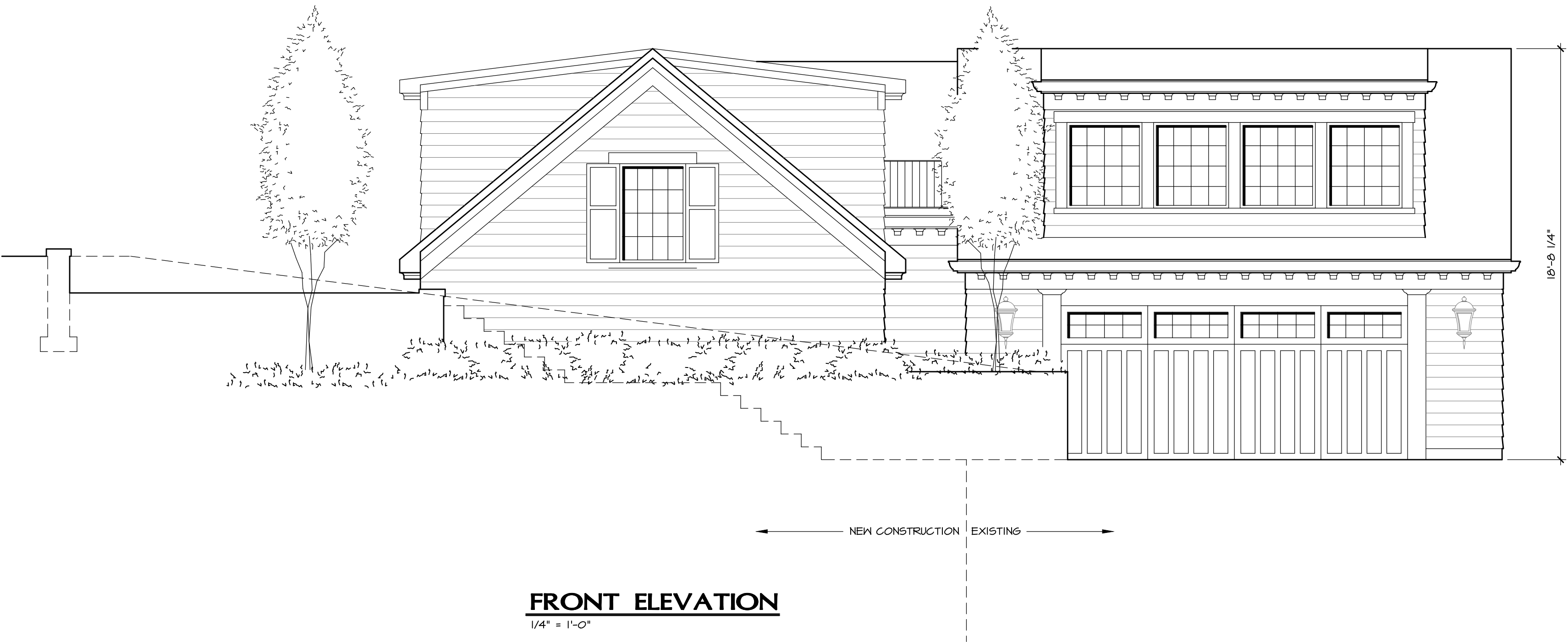
**ENTRY ELEVATION**  
1/4" = 1'-0"



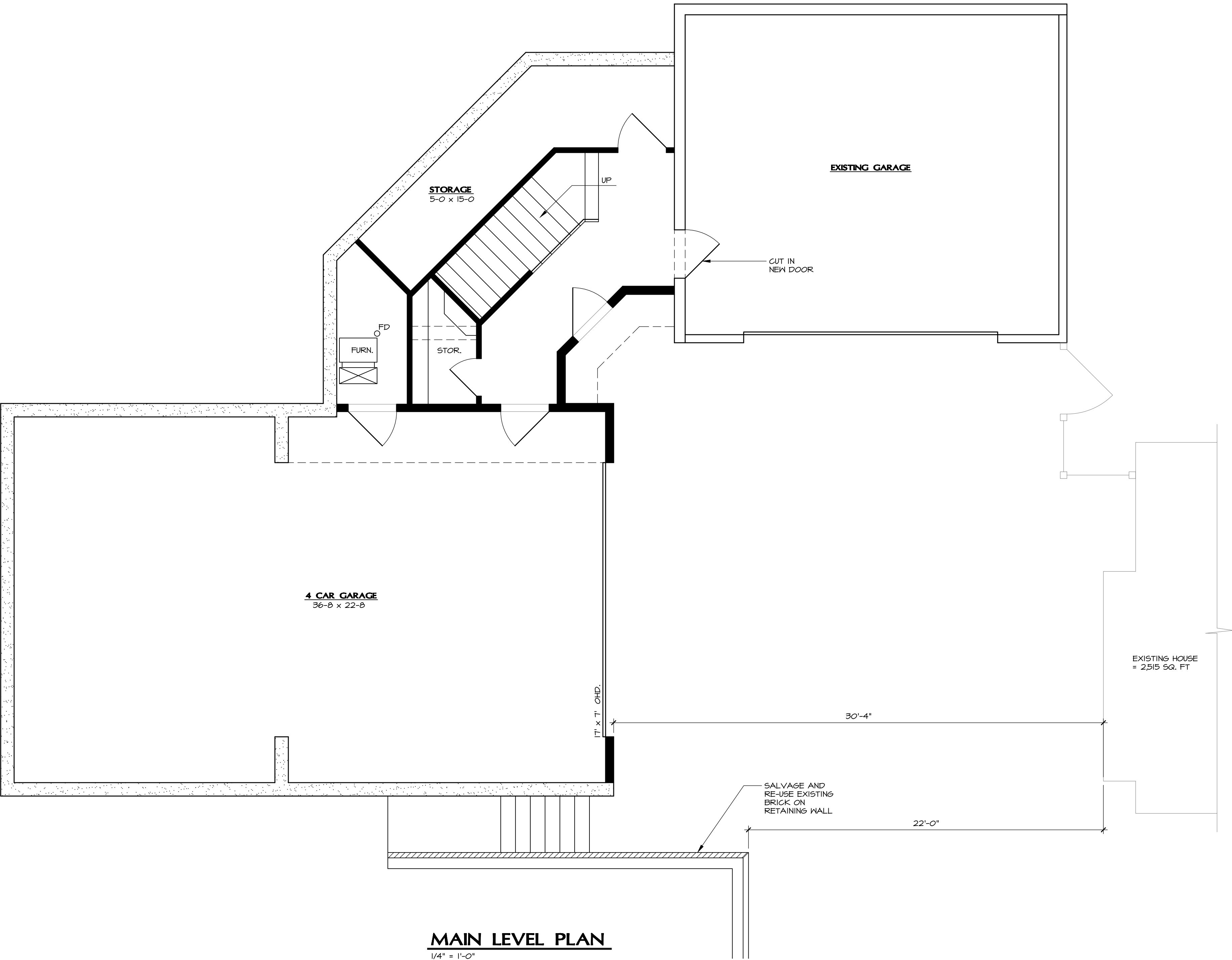
**LEFT ELEVATION**  
1/4" = 1'-0"



**RIGHT ELEVATION**  
1/4" = 1'-0"



**FRONT ELEVATION**  
1/4" = 1'-0"



**MAIN LEVEL PLAN**

1/4" = 1'-0"  
CONNECTOR WING: 356 SF  
GARAGE: 925 SF

**COOK ADDITION**

409 RUBICON, OAKWOOD, OHIO  
DORIO CONSTRUCTION LLC

5/9/22

D-2139

MAIN LEVEL PLAN

PD1





**SITE PLAN**  
1" = 10'-0"

# COOK ADDITION

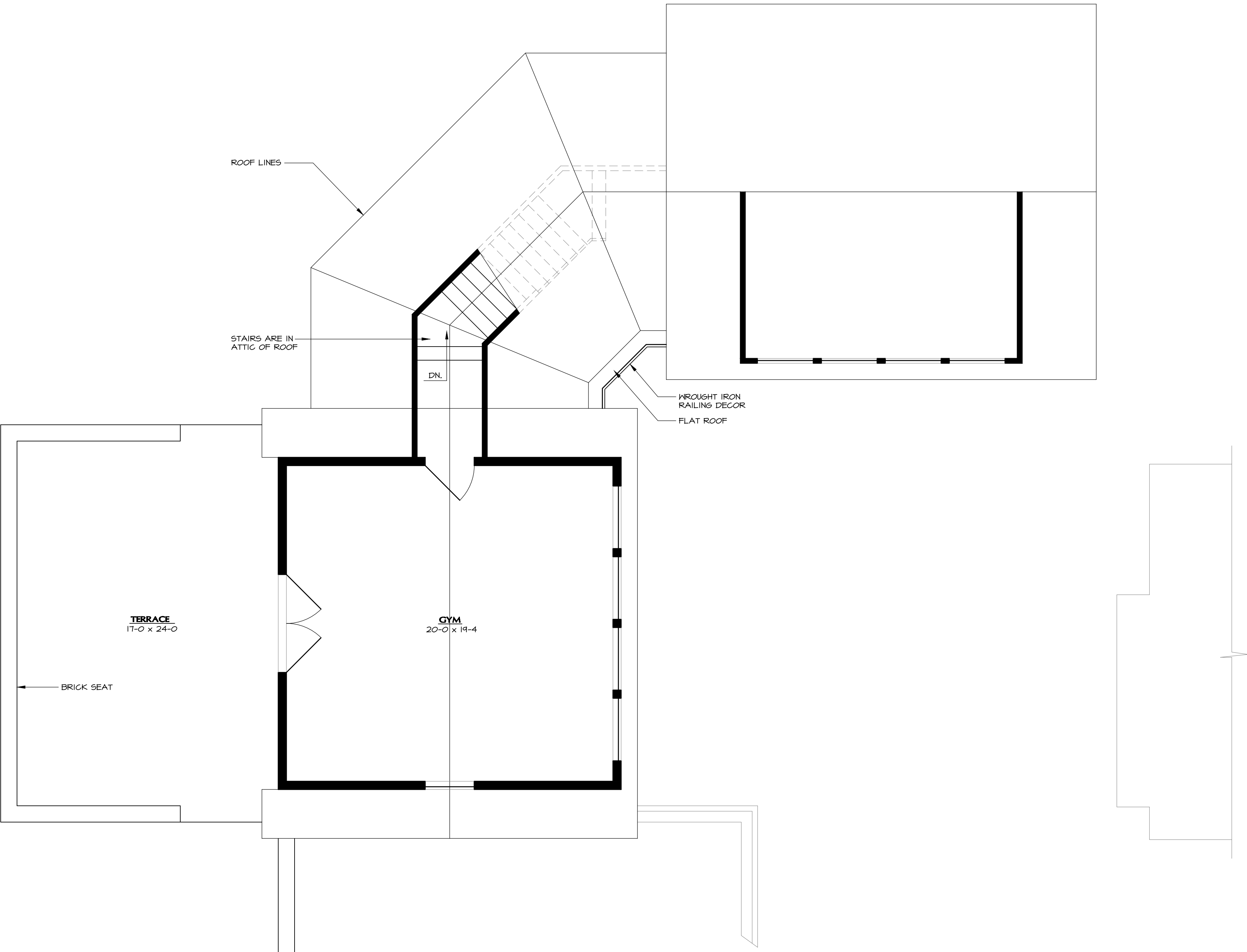
409 RUBICON, OAKWOOD, OHIO  
DORIO CONSTRUCTION LLC

5/9/22

D-2139

SITE PLAN

A



**UPPER LEVEL PLAN**  
1/4" = 1'-0"  
LIVING: 450 SF

**COOK ADDITION**

409 RUBICON, OAKWOOD, OHIO  
DIORIO CONSTRUCTION LLC

5/9/22

D-2139

UPPER LEVEL PLAN

PD2







# City of Oakwood

## Cook Garage Drainage Study

August 5, 2022

W. Central Ohio/E. Indiana  
440 E. Hoewisher Rd.  
Sidney, OH 45365  
937.497.0200 Phone

S. Ohio/N. Kentucky  
8956 Glendale Milford Rd., Suite 1  
Loveland, OH 45140  
513.239.8554 Phone

[www.CHOICEONEENGINEERING.com](http://www.CHOICEONEENGINEERING.com)

## City of Oakwood, Montgomery County Cook Garage Drainage Study

August 5, 2022

### Site Description:

Property is an existing residential property located at 409 Rubicon Road, Oakwood, Ohio. The owner has proposed adding a garage to the property which will increase the amount of impervious area on the lot and require on-site stormwater detention, in the form of a trench drain.

### Hydrologic Methodologies:

The hydrologic methodology used for this design was the Soil Conservation Service (SCS) TR-55 Method, which was computed via the Bentley PondPack program.

### Existing Hydrologic Conditions:

The storm water on the existing site moves via overland flow across the lawn, which is in good condition covered entirely by grass. The 10-year runoff volume for the existing site is about 0.005 ac-ft, using a 10-year, 24-hour rainfall of 4.0 inches.

### Developed Hydrologic Conditions:

The proposed garage will increase the amount of impervious area on the property, and the property will need a trench drain to store the increase in runoff from the additional impervious area. The garage area and additional pavement will add 1646 sf of impervious area to the existing property. Using the 10-year, 24-hour rainfall of 4.0 inches, the 10-year runoff volume for the proposed site is about 0.012 ac-ft. This is an increase of 0.007 ac-ft, or about 305 cf, which will need to be detained on-site. For this property, a trench drain is being proposed to store the additional runoff. The proposed garage will move the water via downspouts into the trench drain.

### Storm Water Management Plan:

The runoff from the new impervious area will enter the proposed trench drain on-site. The proposed trench drain will be 43' long, 6' wide, and 4' deep for a total trench drain volume of 1,032 cf. The City of Oakwood standards state that trench drains can store 30% of their total volume; 30% of 1,032 is 310 cf, which is greater than the required 305 cf of additional runoff volume.

### Calculation Sheets:

Below is a summary of the storm water detention calculations. Please see the attached computer printouts for additional details.

Hydrologic Soil Group C was used for these calculations based upon soil in the surrounding area. A soil map from the USDA's Web Soil Survey website was utilized to determine this Soil Group.

The trench drain will be constructed to accommodate the additional water that will need to be detained based upon additional impervious area.

## Calculations (Continued)

- Curve Numbers
  - Pre-developed = 74 – see page 4 of 4 of computer calculations
  - Post-developed = 98 – see page 3 of 4 of computer calculations
- Pre Drainage Area = 0.038 acres
- Post Drainage Area = 0.038 acres

Pre-developed Hydrograph Volume		Post-developed Hydrograph Volume	
Storm	Peak Volume	Storm	Peak Volume
10-year	0.005 ac-ft	10-year	0.012 ac-ft

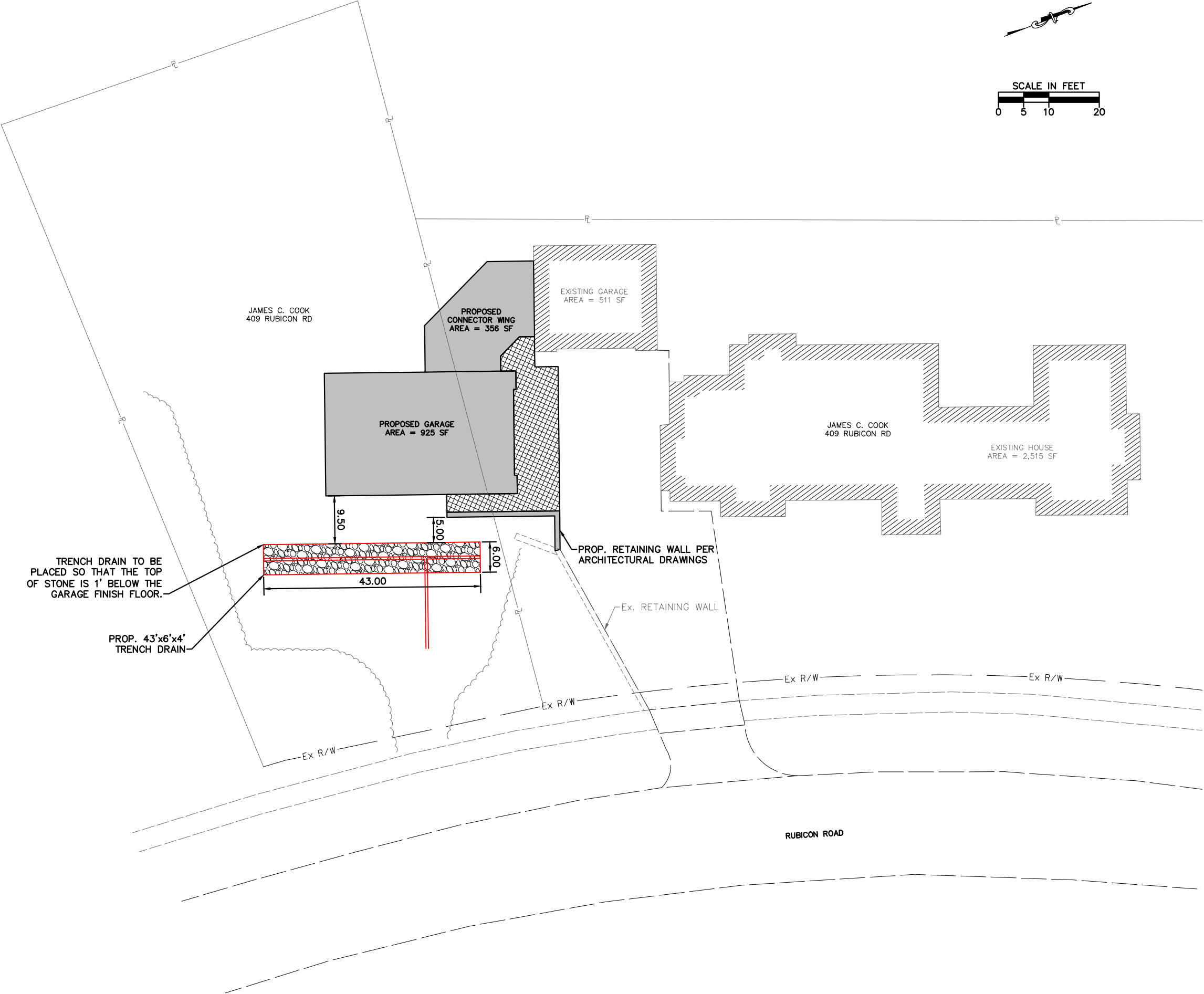
- Storm Requirements = Using the 10-year, 24-hour storm with 4.0" of rainfall, the trench drain must store the additional runoff volume created by this storm. The 10-year, 24-hour storm with 4.0" of rainfall creates 0.005 ac-ft of runoff under pre-developed conditions and 0.012 ac-ft of runoff under post-developed conditions, meaning the trench drain will store the additional 0.007 ac-ft (305 cf) of runoff volume.

## Proposed Trench Drain

- The 43' long x 6' wide x 4' deep trench drain has a volume of 1,032 cf and can store up to 30% of its total volume. The trench drain can store up to 310 cf of runoff volume, which is above the required 305 cf.
- The proposed trench drain will not have a gravity outlet to a sewer system. All outflow from the trench drain will occur via infiltration through the soil. The perforated pipe will be piped to the ground surface and during storms with a rainfall greater than 4.0", the excess water will back up to the top of the pipe and onto the ground surface. The excess water onto the surface will flow to the east towards the existing roadway and into the City storm sewer.

LEGEND

- PROP. BUILDING  
(PER ARCHITECTURAL DRAWINGS)
- PROP. CONCRETE PAVEMENT  
(PER ARCHITECTURAL DRAWINGS)
- PROP. TRENCH DRAIN



NOTE:  
TRENCH DRAIN TO BE INSTALLED  
PER CITY OF OAKWOOD TYPICAL  
TRENCH DRAIN STANDARDS



SIDNEY, OHIO 937.497.0200  
LOVELAND, OHIO 513.239.8554  
WWW.CHOICEONEENGINEERING.COM

COOK GARAGE DRAINAGE STUDY  
CITY OF OAKWOOD  
EXHIBIT

REVISIONS:

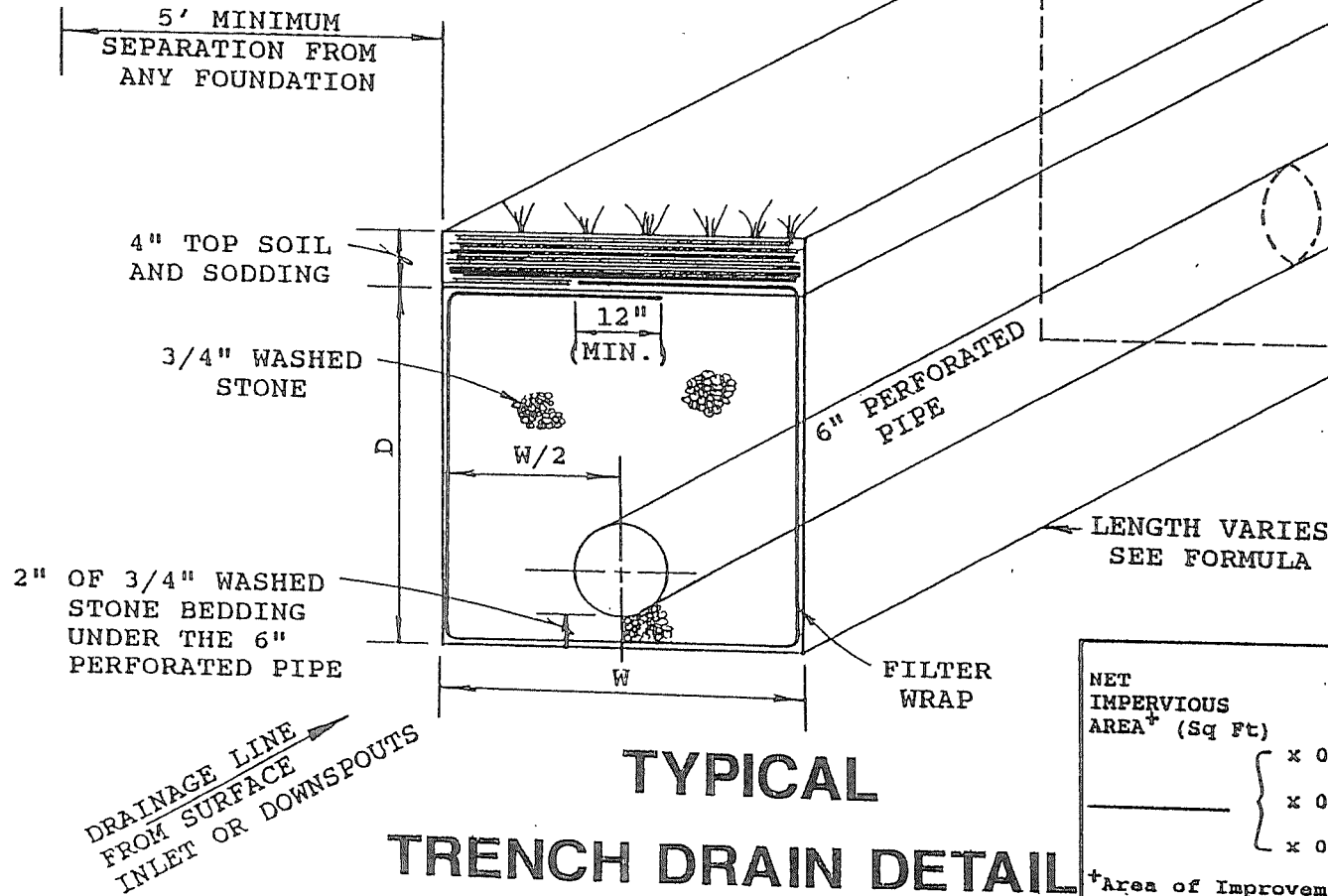
FILE NAME EXHIBIT
DRAWN BY JNM
CHECKED BY MSK
PROJECT No. MOT-OAK-2202
DATE 08-05-2022
SHEET NUMBER

# CITY of OAKWOOD

## NOTES:

- 1.) DRAIN LINE CAN BE CAPPED AT FAR END OF TRENCH IF APPROVED BY INSPECTOR OR CAN RETURN TO GROUND SURFACE FOR NATURAL GRAVITY DISCHARGE.
- 2.) TRENCH DRAIN MUST BE ESSENTIALLY LEVEL AND FOLLOW CONTOURS.

TO NATURAL  
DISCHARGE



NET  
IMPERVIOUS  
AREA<sup>†</sup> (Sq Ft)

TRENCH SIZE FOR NET IMPERVIOUS AREA  
LESS THAN 625 SQ. FT. (1000 SQ. FT.  
IF LOT LARGER THAN 40,000 SQ. FT.)

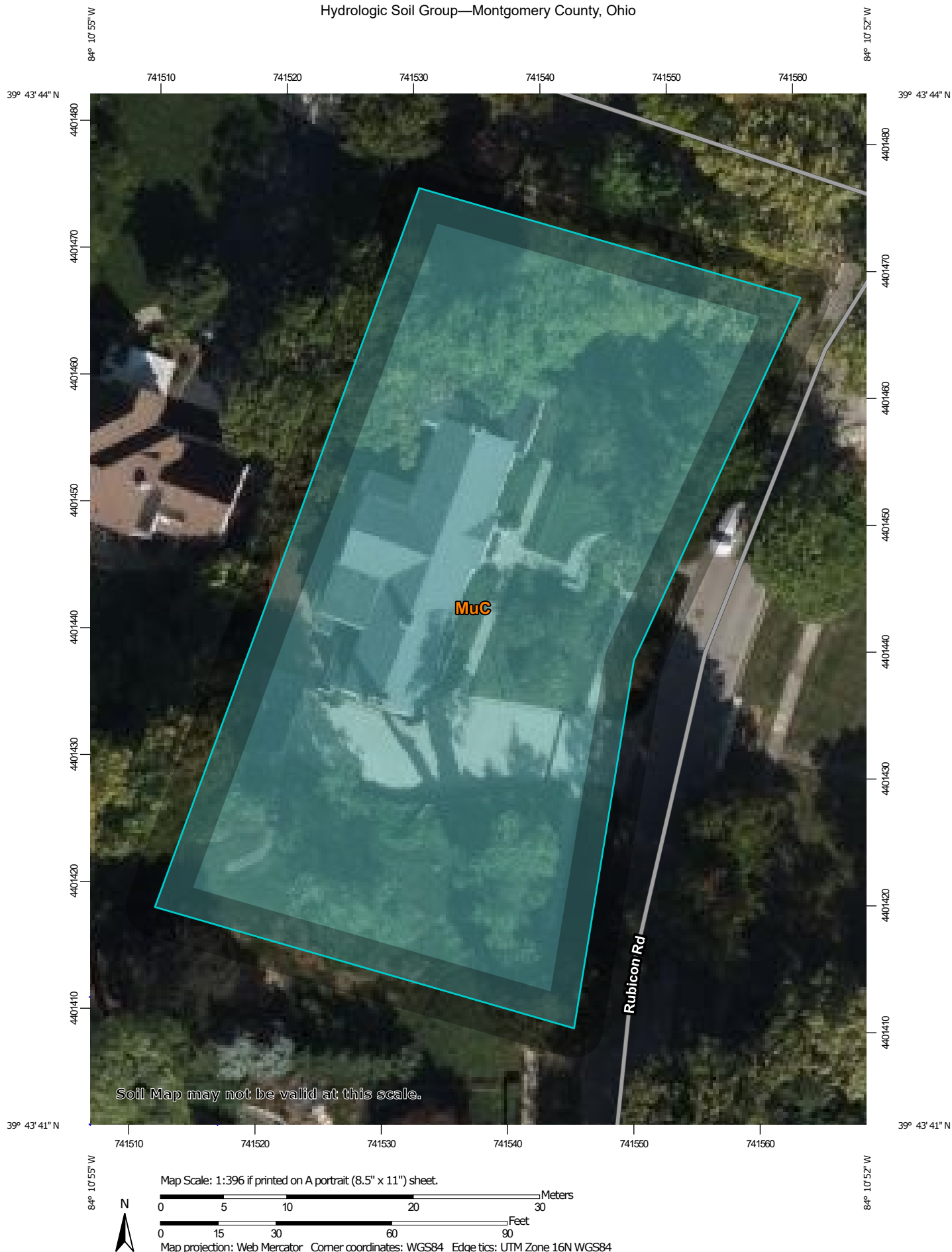
x 0.18 =	_____	*Feet 2'W x 2'D Trench
x 0.12 =	_____	*Feet 2'W x 3'D Trench
x 0.08 =	_____	*Feet 3'W x 3'D Trench

<sup>†</sup>Area of Improvement less Area of Impervious surface removed. Include 50% of Pool Area.

\*Round up to next foot, but not less than 10 feet for 2'x 2' trench, 15 feet for 2'x 3' trench or 20 feet for 3'x 3' trench.

REVISED 6-88

Hydrologic Soil Group—Montgomery County, Ohio





**Cook Garage Drainage Study**

Project Summary	
Title	Cook Garage Drainage Study
Engineer	JNM
Company	Choice One Engineering
Date	8/5/2022
Notes	

## Cook Garage Drainage Study

Subsection: Master Network Summary

### Catchments Summary

Label	Scenario	Return Event (years)	Hydrograph Volume (ac-ft)	Time to Peak (hours)	Peak Flow (ft <sup>3</sup> /s)
POST	Montgomery County - , 10 yrs	10	0.012	11.900	0.19
PRE	Montgomery County - , 10 yrs	10	0.005	11.950	0.09

### Node Summary

Label	Scenario	Return Event (years)	Hydrograph Volume (ac-ft)	Time to Peak (hours)	Peak Flow (ft <sup>3</sup> /s)
POST	Montgomery County - , 10 yrs	10	0.012	11.900	0.19
PRE	Montgomery County - , 10 yrs	10	0.005	11.950	0.09

## Cook Garage Drainage Study

Subsection: Runoff CN-Area

Label: POST

Scenario: Montgomery County - , 10 yrs

Return Event: 10 years

Storm Event: TypeII 24hr (3.83 in)

### Runoff Curve Number Data

Soil/Surface Description	CN	Area (ft <sup>2</sup> )	C (%)	UC (%)	Adjusted CN
NEW BUILDING	98.000	1,281.000	0.0	0.0	98.000
NEW PAVEMENT	98.000	365.000	0.0	0.0	98.000
COMPOSITE AREA & WEIGHTED CN --->	(N/A)	1,646.000	(N/A)	(N/A)	98.000

## Cook Garage Drainage Study

Subsection: Runoff CN-Area

Label: PRE

Scenario: Montgomery County - , 10 yrs

Return Event: 10 years

Storm Event: TypeII 24hr (3.83 in)

### Runoff Curve Number Data

Soil/Surface Description	CN	Area (ft <sup>2</sup> )	C (%)	UC (%)	Adjusted CN
PERVIOUS GROUND	74.000	1,646.000	0.0	0.0	74.000
COMPOSITE AREA & WEIGHTED CN --->	(N/A)	1,646.000	(N/A)	(N/A)	74.000

## PLANNING / ZONING COMMENT SHEET

TO: Department of Public Safety  
Department of Public Works ✓

From: Ethan M. Kroger, Code Enforcement Officer

Date: 8/31/22

Application #: 22-7

409 Rubicon - Variance for an existing garage / zoning map amendment / lot consolidation

Please review the attached application and return your comments to me.

Your response is requested on or before: \_\_\_\_\_.  
DATE

If your Department has **NO** questions, comments, or concerns about the impact of the attached application on the delivery or provision of governmental services, please check here: ☒

Otherwise, please describe any questions, comments, or concerns below, and attach additional pages as necessary.

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City of Oakwood  
30 Park Avenue  
Oakwood, Ohio 45419

Completed by:

Chris Kroger

Date:

8/31/2022

## PLANNING / ZONING COMMENT SHEET

TO: Department of Public Safety ✓  
Department of Public Works

From: Ethan M. Kroger, Code Enforcement Officer

Date: 8/31/22

Application #: 22-7

489 Rubicon - Variance for an existing garage / Zoning Map Amendment / lot Consolidation

Please review the attached application and return your comments to me.

Your response is requested on or before: \_\_\_\_\_.  
DATE

If your Department has **NO** questions, comments, or concerns about the impact of the attached application on the delivery or provision of governmental services, please check here: ☒

Otherwise, please describe any questions, comments, or concerns below, and attach additional pages as necessary.

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City of Oakwood  
30 Park Avenue  
Oakwood, Ohio 45419

Completed by:

Date:

Sam Hill  
8/31/22

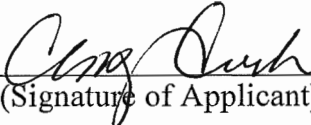


**CITY OF OAKWOOD**  
**BOARD OF ZONING APPEALS/PLANNING COMMISSION APPLICATION**

Please submit four copies of building plans, drawn to scale, and an Ohio Registered Civil Engineer or Surveyor's plat of survey with the application. The proposed structure must be included on said survey. All costs incurred by the city in processing the application will be charged to the applicant. A copy of the deed and easement may also be required.

1. Project Address 409 Rubicon Road, Oakwood, Ohio 45419
2. Applicant James Christopher Cook Telephone 937-603-2655
3. Owner James Christopher Cook Telephone 937-603-2655  
Address 409 Rubicon Road, Oakwood, Ohio 45419
4. Applicant is (check one) Owner (☒) Agent (☐) or other \_\_\_\_\_  
If rented or leased property, name of owner and/or Lessor \_\_\_\_\_  
(Submit letter of authorization from owner)
5. Legal description of subject property (check one):  
(☒) Single Family (☐) Multiple Dwelling (☐) Business
6. Request: The applicant requests the following proposed use and/or improvement:  
The applicant requests the improvement to the existing garage structure. The improvement  
includes an addition of 1,281 square feet to the existing garage.  
\_\_\_\_\_  
\_\_\_\_\_

I hereby certify that all of the above statements and all accompanying information and drawings are correct and true.

  
(Signature of Applicant) / (Date) August 16, 2022

**FOR STAFF USE ONLY**

(☐) Planning Commission (☐) Board of Zoning Appeals  
Application #: \_\_\_\_\_ Date Filed: \_\_\_\_\_  
Date of Public Hearing: \_\_\_\_\_  
Reason for Hearing: \_\_\_\_\_  
\_\_\_\_\_  
Lot No.: \_\_\_\_\_ Zoning District: \_\_\_\_\_  
Recommendation of the Planning Commission or Board of Zoning Appeals:  
\_\_\_\_\_  
\_\_\_\_\_  
Special Use or Variance (Granted/Denied): \_\_\_\_\_  
Extract: \_\_\_\_\_  
Permit(s): \_\_\_\_\_

**OAKWOOD PLANNING COMMISSION  
SEPTEMBER 7, 2022  
AGENDA**

- I. CALL TO ORDER
- II. ROLL CALL
- III. EXCUSE ABSENT MEMBER
- IV. MINUTES OF AUGUST 3, 2022 MEETING
- V. PUBLIC HEARINGS
  - APPLICATION #22-4, TO REVIEW A SPECIAL USE REQUEST FOR A SECONDARY DETACHED GARAGE AT 1111 OAKWOOD AVENUE ALONG WITH A VARIANCE REQUEST TO THE SIDE YARD SETBACK
  - APPLICATION #22-6, TO REVIEW A SPECIAL USE REQUEST FOR TWO SECONDARY DETACHED GARAGES AT 1911 RIDGEWAY ROAD
  - APPLICATION #22-7, TO REVIEW A VARIANCE REQUEST FOR AN EXISTING GARAGE AT 409 RUBICON ROAD ALONG WITH A ZONING MAP AMENDMENT TO CONSOLIDATE TWO (2) RESIDENTIALLY-ZONED LOTS INTO THE SAME RESIDENTIAL ZONING DISTRICT
- VI. PLAT REVIEW
  - PRELIMINARY AND FINAL PLAT OF 409 RUBICON ROAD (CONSOLIDATION OF TWO PARCELS INTO ONE PARCEL)
- VII. ADJOURN

NEXT PUBLIC MEETING SCHEDULED FOR OCTOBER 5, 2022

Oakwood, Ohio  
August 3, 2022

The Planning Commission of the city of Oakwood met in regular session at 4:30 p.m. in the council chambers of the city of Oakwood, 30 Park Avenue, Oakwood, Ohio 45419.

The Chair, Mr. Andy Aidt, presided and the Clerk, Ms. Lori Stacel, recorded.

Upon call of the roll, the following members responded to their names:

MR. ANDREW AIDT .....PRESENT  
MRS. HARRISON GOWDY .....PRESENT  
MRS. E. HEALY JACKSON .....PRESENT  
MR. GREG LAUTERBACH.....PRESENT  
MR. STEVE BYINGTON.....PRESENT

Officers of the city present were the following:

Mr. Norbert S. Klopsch, City Manager  
Mr. Robert F. Jacques, City Attorney  
Mrs. Jennifer S. Wilder, Personnel and Properties Director  
Mr. Ethan M. Kroger, Code Enforcement Officer

There were no in-person or Zoom visitors in attendance.

Mr. Aidt called the meeting to order at 4:30 p.m. He asked if there were any questions or concerns with the minutes from the June 1, 2022 meeting. There being none, it was moved by Mr. Lauterbach and seconded by Mr. Byington that the minutes be approved as submitted and the reading thereof be dispensed with at this session. Upon a viva voce vote on the question of the motion, the same passed unanimously and it was so ordered.

Mr. Aidt explained that the only agenda item is Application #22-5, which is the review of a preliminary and final plat of 347 Schenck Avenue. He then asked Code Enforcement Officer Ethan Kroger to provide the staff report.

Mr. Kroger shared that the property owner of 347 Schenck Avenue desires to subdivide/consolidate the property at 347 Schenck Avenue from two lots into one buildable lot. No public hearing is required for this type of agenda item; therefore, no legal notice was required to be published in advance. The applicant plans to build an addition to their home, as well as expand their existing garage.

Mr. Kroger explained that the Planning Commission's role is to check the new parcel as to its conformity with the principles, standards, and requirements of the city's Subdivision Code. He noted that this is a simple lot consolidation that does not involve construction of new streets or public infrastructure.

The Planning Commission did not have any questions or concerns.

Therefore, it was moved by Mrs. Gowdy and seconded by Mr. Byington that application #22-5, the review of a preliminary and final plat of 347 Schenck Avenue for conformity with the principles, standards and requirements set forth in Section 1171.05, be approved.

Upon call of the roll on the question of the motion, the following vote was recorded:

MR. ANDREW AIDT .....	YEA
MRS. HARRISON GOWDY .....	YEA
MRS. E. HEALY JACKSON .....	YEA
MR. GREG LAUTERBACH.....	YEA
MR. STEVE BYINGTON .....	YEA

There being five (5) YEA votes, thereon, said motion carried.

Mr. Byington provided an update on the Insomnia Cookies appeal that was reviewed by City Council at the August 1 council meeting.

Mr. Klopsch shared that City Staff is working on documenting accomplishments towards the Goals and Objectives in the Comprehensive Plan. He shared that the information will be presented to the Planning Commission at the September 7 meeting. City Staff would like to obtain the Planning Commission's: 1) acceptance of the information; and 2) acknowledgement that the Comprehensive Plan is still appropriate as a guiding document for land use, transportation, public facility and community character planning in Oakwood.

Mr. Kroger explained that the Special Use request for a secondary detached garage at 1111 Oakwood Avenue, originally scheduled for a hearing today, will be presented at a future meeting. The applicant is finetuning the location of the proposed secondary garage and will return to the Planning Commission agenda once staff has reviewed the revised location.

A brief discussion ensued regarding ongoing infrastructure projects in Oakwood.

There being no further business, the Planning Commission adjourned. The public meeting concluded at 4:51 p.m.

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CHAIR

ATTEST:

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CLERK

## MEMORANDUM

TO: BOARD OF ZONING APPEALS MEMBERS  
FROM: ETHAN KROGER  
SUBJECT: CANCELLATION OF SEPTEMBER 8 MEETING  
DATE: AUGUST 30, 2022

---

The Board of Zoning Appeals meeting on Thursday, September 8, 2022 has been cancelled due to lack of agenda items.

JW:ls

cc: Members of City Council  
Norbert Klopsch, City Manager  
Robert Jacques, Law Director  
Ethan Kroger, Code Enforcement Officer



## **PRESS RELEASE**

The City of Oakwood  
30 Park Avenue  
Oakwood, Ohio 45419

**Subject: COMMUNITY DOCUMENT SHRED EVENT FOR OAKWOOD  
RESIDENTS SCHEDULED FOR SATURDAY, SEPTEMBER 24, 2022**

**Date:** September 1, 2022

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The City contracted with Shred-It, a mobile document destruction company, to be at the J. D. Foell Public Works Center at 210 Shafor Blvd. on Saturday, September 24, 2022 from 8:00 to 11:00 a.m. to provide document destruction services for citizens of Oakwood. Besides paper products, Shred-It has the capability to destroy microfilm, microfiche, and other material of a secure or confidential nature. All material will be destroyed beyond recognition on-site and, if recyclable, will be baled and shipped to paper mills to be manufactured into new paper products. Any non-recyclable material processed will be disposed of in a secure location. If you have confidential papers or other material of a private nature being stored at your home and would like to have it destroyed, please take advantage of this opportunity.

We ask that participants remain in their vehicle at the shred event. Please place all materials to be destroyed in the trunk of the vehicle. Employees will unload the materials and place them in the shred bins. All materials will be destroyed on-site during the event. Please be prepared to present identification confirming residency.

This event is free of charge.

OAKWOOD, OHIO:

FOR ADDITIONAL INFORMATION, PLEASE CONTACT  
Jennifer S. Wilder, Director of Personnel and Properties  
(937) 298-0411  
wilder@oakwood.oh.us





# City of Oakwood

## Government Administration

### Leisure Services Department

September 1, 2022

Dear Oakwood Resident,

Gardner Pool had another good pool season and will be closing on Monday, September 5 (Labor Day) for the season.

This letter is to inform you about the Gardner Pool deck reconstruction project that will begin within the next few weeks. The existing deck is about 40 years old and is in need of replacement. The scope of the work will include demolition and replacement of the deck, installation of fencing around the zero depth wading pool (children's pool), and installing new pool lifeguard stands and diving boards.

We are looking forward to the improvements that are being made for next year's pool season and beyond.

If you have any questions about this project, please contact me or Recreation Supervisor Karen Earley at (937) 298-0775.

Sincerely,

  
Carol D. Collins  
Leisure Services Director

cc: Oakwood City Council  
Norbert S. Klopsch, City Manager

**From:** [Klopsch, Norbert S.](#)  
**To:** [Amanda Malusky Krauss \(amanda.k.krauss@gmail.com\)](#); [Beth Ritzert \(baritzert@gmail.com\)](#); [Bill Frapwell \(frapwellw@ctt.com\)](#); [Bill Meyer \(bdmeyer4@juno.com\)](#); [Bill Rieger \(rieger.bill@gmail.com\)](#); [cait.botschner@gmail.com](#); [Chas Kidwell \(kidwellc@childrensdayton.org\)](#); [Dan Ferneding \(danr@fernedinginsurance.com\)](#); [Dickerson, Dave S. \(dave.dickerson@mvg.com\)](#); [doug.kinsey@artifexfinancial.com](#); [Elizabeth Kussman \(ebiffbrown@gmail.com\)](#); [Ella Himes \(ellahimes@yahoo.com\)](#); [Ellen Fodge \(esfodge@gmail.com\)](#); [Erika Endsley \(erika.endsley@gmail.com\)](#); [Fred Dudding \(dudfl@email.msn.com\)](#); [Heidi Edwards \(edwards.heidi@oakwoodschoools.org\)](#); [Howard Boose \(hboose3@gmail.com\)](#); [Jeff Woeste \(jwoeste@fhf-cpa.com\)](#); [Jim Broz \(jabroz@prodigy.net\)](#); [John Gray \(jcg@grayamerica.com\)](#); [John Jervis \(john\\_jervis@ml.com\)](#); [Kate Halpin \(halpinmail@yahoo.com\)](#); [kemmarcus@yahoo.com](#); [maew1981@gmail.com](#); [Mark Risley](#); [Megan O'Leary \(kennedmp51@gmail.com\)](#); [Michael Hayes \(mphayes@woh.rr.com\)](#); [Michael Vanderburgh \(michaelvanderburgh@yahoo.com\)](#); [Mike Ruetschle \(mike@ruetschle.com\)](#); [Nicole Motto \(nmotto14@gmail.com\)](#); [Pete Luther \(phluther@me.com\)](#); [Sarah Waechter \(sjwaechter@yahoo.com\)](#); [Steve Brooks \(igstre@yahoo.com\)](#); [Susan Elliott \(Elliott@udayton.edu\)](#); [Yusaku Kawai \(ykawai@gmail.com\)](#)  
**Cc:** [Stacel, Lori](#); [Collins, Carol D.](#); [Spitler, Doug](#); [Hill, Alan](#); [Jacques, Robert](#); [Kuzma, Chris](#); [Stafford, Cindy](#); [Wilder, Jennifer](#); [Hilton, Anne](#); [Turben, Leigh](#); [Duncan, William](#); [Stephens, Rob](#); [Byington, Steve](#)  
**Subject:** September 13 Budget Meeting  
**Date:** Friday, September 2, 2022 2:37:52 PM

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Greetings from City Hall!

Our Budget Review Committee meets at 5:30 pm on Tuesday, September 13 in the council chambers here at the city building.

In addition to a financial update, and among other things, we will talk about...

- Our annual asphalt resurfacing program.
- The CenterPoint gas line work on Far Hills and our plans for the 2024 Far Hills roadway resurfacing.
- A proposal to purchase an all-electric police car next year.
- The status of the Far Hills Storm Sewer Replacement Project now estimated to cost \$2.3 million.
- Our work underway to develop a long range plan to upgrade the city-wide traffic signal system.
- The Gardner Pool improvement project that gets underway over the next week or two.

We hope to see you on September 13.

Norb

Norbert S. Klopsch  
Oakwood City Manager  
(937) 298-0600

**From:** [noreply@oakwoodschooolsorg.myenotice.com](mailto:noreply@oakwoodschooolsorg.myenotice.com) <[noreply@oakwoodschooolsorg.myenotice.com](mailto:noreply@oakwoodschooolsorg.myenotice.com)>

**Sent:** Wednesday, August 31, 2022 3:16 PM

**To:** Klopsch, Norbert S. <[Klopsch@oakwood.oh.us](mailto:Klopsch@oakwood.oh.us)>

**Subject:** Crossing Guard Shortage Impacts District

# Oakwood Schools

## Change to Crossing Guard Placement



The City of Oakwood and Oakwood Schools partner to provide crossing guards at four intersections along Far Hills in the morning, at lunch and after school. After advertising an opening for a crossing guard for more than a month in multiple publications and websites, no applications have been received to fill the vacancy at Far Hills and Park Avenue. The District and City have reached out to recruit candidates and have been unsuccessful. Due to this unfilled position, starting Tuesday, Sept. 6, there will be no crossing guard at Far Hills and Park Avenue.

We wanted to share this information with families so you would have the time to review the following important safety information with your students:

- Walk on the sidewalk.
- Always cross the street at a crosswalk
- Look left, then right, then left again before crossing the street. Continue looking while you cross.
- Do not cross between parked cars where a driver cannot see you.
- Always make eye contact with drivers before you cross the street.

- Encourage students to stay off cell phones and think twice about wearing earphones.
- Listen to your surroundings when walking to school.
- Walk your bike/scooter in the crosswalk - do not ride it
- Stay in the crosswalk lines
- Keep your eyes forward - be present

The three remaining crossing guard areas will remain in place. These include Far Hills/Aberdeen/Park Road, Far Hills/Patterson and the Five Points Crossing (Far Hills/Oakwood/Thruston).

The crossing guard position remains open and our goal is to find a replacement as soon as possible. If you are interested in the position, please reach out to Allyson Couch with Oakwood Board of Education at [couch.allyson@oakwoodschoools.org](mailto:couch.allyson@oakwoodschoools.org) or Mike Tanner with Oakwood Safety Department at [tanner@oakwoodohio.gov](mailto:tanner@oakwoodohio.gov).

Thank you for your patience as we find our next crossing guard.

**District Website**





# Officials to interview 4 for city manager job

By Nick Blizzard  
Staff Writer

KETTERING — The city plans to interview four candidates seeking to become Kettering's next city manager, including one local administrator and two University of Dayton graduates.

Three interviewees are from Ohio and one from Missouri in a search that drew 16 applicants through Friday, including seven



Kettering  
Assistant  
City Manager  
Steven  
Bergstresser



Worthington  
City Manager  
Matt  
Greeson



Franklin  
County  
Deputy  
Adminis-  
trator Erik  
Janas



Molly Mehner,  
deputy city  
manager  
of Cape  
Girardeau,  
Mo.

from the Ohio, officials said.

The four are vying to replace longtime Kettering City Manager Mark Schwieterman, who is stepping down after 16 years

in that role when his contract expires at the end of December. They include:

■ Kettering Assistant City Manager Steve Bergstresser, a UD grad.

■ Worthington City Manager Matt Greeson.

■ Franklin County Deputy Administrator Erik Janas, a UD grad.

■ Molly Mehner, deputy city manager of Cape Girardeau, Mo. All four have master's degrees

City manager continued

## City manager

continued from B1

in public administration, records show. Kettering Mayor Peggy Lehner said Wednesday she was pleased with the caliber of applicants, noting the four are "all strong candidates."

"I think we anticipated perhaps that there might have been more people applying," she added. "But it seems to be reflective of the marketplace in general ... We feel we have some very strong candidates and hope that we'll feel the same way when we come out of the interview process."

Interviews will occur after Labor Day, said Mary Azbill, Kettering's community information manager. She declined to call the four interviewees finalists, say-

ing "these are the candidates city council wanted to interview at this time."

All city council members will be involved in the interviews, as will a representative of Slavin Management Consultants, which the city contracted with to help guide the search, Lehner said.

A Slavin representative told the Dayton Daily News earlier that the job will remain posted until it is filled.

Lehner did not rule out a second round of interviews. "At this point we have four candidates we're going to be interviewing," she said. "If another candidate comes along who we feel we should include, then we'll certainly consider that. We aren't shut off to anything at this point."

"Obviously it's an important process. Kettering is known for long tenures of

city managers" and officials want "a thorough and productive process," Lehner said.

Bergstresser has had his current title since 2014 and served as acting city manager for several months after Schwieterman took a leave in late 2019 for health issues. He has been with the city since 2003 and was director of engineering from 2006-14, according to his resume.

Greeson has been the top administrator in Worthington, a Columbus suburb of about 15,000 people, since 2007, records show. He worked for Volusia County, Fla., starting in 1995 and was either assistant, interim or deputy county manager from 2003-07, his resume states.

Janas has been deputy administrator for the county that includes Ohio's capital city since 2010. He also

served as a finance manager for Cleveland from 2002-07 and as a regional adviser to the Columbus mayor from 2007-10, his resume states.

Mehner has been second in charge in Cape Girardeau, which has a population of about 40,000, since 2015, documents show. She also served as senior planner for Paradise Valley, Ariz., from 2006-13 and was senior planner/project planning manager for Glendale, Ariz., from 1997-2004, records state.

Schwieterman and former Kettering Mayor Don Patterson helped lead the city together for about 15 years. Patterson stepped down at the end of 2021, and Schwieterman is leaving at the end of 2022.

Contact this reporter at 937-610-7438 or email Nick.Blizzard@coxinc.com.

BBN 9/1/22



## SHANK, Edward L. "Ted"

Of Oakwood, age 93, died peacefully on Sunday, August 21, at Miami Valley Hospital, following complications from an injury sustained in an accident on his "touring trike."

Ted lived a long and happy life, devoted to family and community. He is survived by son, Craig, of Seattle, and his wife, Meredith, daughter, Anne Hilton of Oakwood, and her husband, David, and grandchildren, Christopher Shank, of Madison, Sophie Shank, of Cambridge, and Stuart Hilton, of Oakwood.



Ted was born in Dayton and grew up on the family farm in Butler Township, along with several years in Hattiesburg, Mississippi and Durham, North Carolina, during World War II. He graduated from Miami University in 1950 as part of one of the first Navy ROTC classes. Ted served almost four years in the Navy, including during the Korean War, when he was a lieutenant on a submarine in the western Pacific and Sea of Japan, surveilling Russian merchant ships headed to and from Vladivostok and taking photos that he said "likely never were looked at."

After leaving the Navy, Ted attended law school at University of Michigan where he met Joanne Galbraith, then getting her masters degree. Ted was, in his words, "swept off my feet." The two married, and after both graduated they moved to Washington, D.C., where Ted taught courses at Georgetown University Law Center while he earned his LLM in Tax Law. In 1957 the couple returned to Ted's hometown of Dayton, and Ted joined the law firm now known as Bieser, Greer & Landis, where he practiced for 62 years. The two of them enjoyed their new life together in Dayton, raising children and participating in community activities. What Ted called "A Law School Romance" thrived and grew until Jo died in 2019 after a long affliction with Alzheimer's disease.

A lifelong learner, Ted was deeply committed to intellectual pursuits, engaging in new areas of study and enduring topics of debate even in his 90's. He loved his life of physical activity as well – alternating among running, hiking, skiing, sailing, tennis, squash, golf, and biking. And ahead of both intellectual pursuits and exercise, Ted loved the many communities he enthusiastically participated in and that gave him so much reward and energy. In particular, Ted's family would like to thank the Bicycle Club, the Lawyers Club, Ted's bridge group, the long-standing lawyers and judges discussion group, the trombone group and New Horizons Band, the Six Feet Apart Band, the Miami University NROTC class of 1950, the Dayton chapter of Beta Theta Pi, colleagues at Bieser Greer & Landis, and above all the friends and neighbors that surrounded him for all that they brought to Ted's life. Ted played a role as a mentor, advisor, thought partner, and teacher to many – and at the same time he insisted that he was the one learning and developing in each of those interactions.

Ted leaves children and grandchildren whose lives have been enriched by his devotion to them and to his community. Their lives have been more joyful and meaningful because of his good humor and patient guidance, his optimism and encouragement, his earnest judgment and playful wit, his frequent instigation of family follies that Jo often tolerated and sometimes vetoed, and his application of common sense in all family matters. As his studies broadened later in life, his family has been particularly struck by Ted's eagerness to listen to and often adopt new ideas, his deep reflection, and his willingness not to have the ultimate answer, even as his foundational values stayed unchanged.

The members of Ted's family thank his many friends and neighbors who graciously supported Ted with meals, conversation, and encouragement during Jo's affliction with Alzheimer's and following her death, as well as during Ted's recuperation after periodic injuries from Ted's pursuits as an aging athlete. For any who wish to make a contribution in Ted's memory please make a gift to The Oakwood Schools Foundation, PO Box 351, Oakwood, OH 45409, or to Wright Library Foundation, 1776 Far Hills Avenue, Oakwood, OH 45419, or to the charity of your choice.

Friends of Ted and his family are encouraged to join the family in a celebration of his life at noon, Saturday, October 1, at Moraine Country Club, 4075 Southern Blvd, Dayton, OH 45429. The family hopes that friends will be present at 12:30 pm for brief family comments. Fond memories and expressions of sympathy may be made at [www.routson.com](http://www.routson.com).

DDN 8/28/22

## Edward L. 'Ted' Shank

Edward L. 'Ted' Shank of Oakwood, age 93, died peacefully on Sunday, August 21, at Miami Valley Hospital, following complications from an injury sustained in an accident on his "touring trike." Ted lived a long and happy life, devoted to family and community. He is survived by son, Craig, of Seattle, and his wife, Meredith, daughter, Anne Hilton of Oakwood, and her husband, David, and grandchildren, Christopher Shank of Madison, Sophie Shank of Cambridge, and Stuart Hilton of Oakwood. Ted was born in Dayton and grew up on the family farm in Butler Township, along with several years in Hattiesburg, Miss., and Durham, N.C., during World War II. He graduated from Miami University in 1950 as part of one of the first Navy ROTC classes. Ted served almost four years in the Navy, including during the Korean War, when he was a lieutenant on a submarine in the western Pacific and Sea of Japan, surveilling Russian merchant ships headed to and from Vladivostok and taking photos that he said "likely never were looked at." After leaving the Navy, Ted attended law school at University of Michigan where he met Joanne Galbraith, then getting her master's degree. Ted was, in his words, "swept off my feet." The two married, and after both graduated they moved to Washington, D.C., where Ted taught courses at Georgetown University Law Center while he earned his LLM in Tax Law. In 1957 the



couple returned to Ted's hometown of Dayton, and Ted joined the law firm now known as Bieser, Greer & Landis, where he practiced for 62 years. The two of them enjoyed their new life together in Dayton, raising children and participating in community activities. What Ted called "A Law School Romance" thrived and grew until Jo died in 2019 after a long affliction with Alzheimer's disease. A lifelong learner, Ted was deeply committed to intellectual pursuits, engaging in new areas of study and enduring topics of debate even in his 90's. He loved his life of physical activity as well – alternating among running, hiking, skiing, sailing, tennis, squash, golf, and biking. And ahead of both intellectual pursuits and exercise, Ted loved the many communities he enthusiastically participated in and that gave him so much reward and energy. In particular, Ted's family would like to thank the Bicycle Club, the Lawyers Club, Ted's bridge group, the long-standing lawyers and judges discussion group, the trombone group and New Horizons Band, the Six Feet Apart Band, the Miami University NROTC class of 1950, the Dayton chapter of Beta Theta Pi, colleagues at Bieser Greer & Landis, and above all the friends and neighbors that surrounded him for all that they brought to Ted's life. Ted played a role as a mentor, advisor, thought partner, and teacher to many – and at the same time he insisted that he was

the one learning and developing in each of those interactions. Ted leaves children and grandchildren whose lives have been enriched by his devotion to them and to his community. Their lives have been more joyful and meaningful because of his good humor and patient guidance, his optimism and encouragement, his earnest judgment and playful wit, his frequent instigation of family follies that Jo often tolerated and sometimes vetoed, and his application of common sense in all family matters. As his studies broadened later in life, his family has been particularly struck by Ted's eagerness to listen to and often adopt new ideas, his deep reflection, and his willingness not to have the ultimate answer, even as his foundational values stayed unchanged. The members of Ted's family thank his many friends and neighbors who graciously supported Ted with meals, conversation, and encouragement during Jo's affliction with Alzheimer's and following her death, as well as during Ted's recuperation after periodic injuries from Ted's pursuits as an aging athlete. For any who wish to make a contribution in Ted's memory please make a gift to The Oakwood Schools Foundation, P.O. Box 351, Oakwood, OH 45409, or to Wright Library Foundation, 1776 Far Hills Avenue, Oakwood, OH 45419, or to the charity of your choice. Friends of Ted and his family are encouraged to join the family in a celebration of his life at noon, Saturday, October 1, at Moraine Country Club, 4075 Southern Blvd. The family hopes that friends will be present at 12:30 p.m. for brief family comments.

OR 8/31/22