

RECORD OF PROCEEDINGS

Minutes of

WEST CARROLLTON CITY COUNCIL REGULAR

Meeting

DAYTON LEGAL BLANK, INC., FORM NO. 10149

Held August 22, 20 17

PRESENT: Mayor Sanner, Councilmembers Rick Barnhart, Jim Bowers, Jim Folker, Angie Fryman, Patrick Merris, and Jill Tomlin. City Staff - City Manager Brad Townsend, Law Director Lori Denlinger, Public Relations Coordinator Erika Mattingly, Police Chief Doug Woodard, Planning Director Greg Gaines, and Assistant Clerk of Council Carie Cottongim

The meeting was called to order by Mayor Sanner at 6:30 p.m. The Pledge of Allegiance and Roll Call followed.

MINUTES

Mrs. Fryman motioned, seconded by Mr. Merris to approve the regular meeting minutes of August 8, 2017. A vote was taken: Mr. Folker-yes, Mrs. Fryman-Abstain, Mr. Merris-yes, Mrs. Tomlin-yes, Mayor Sanner-yes, Mr. Barnhart-yes, and Mr. Bowers-Abstain

PUBLIC HEARINGS

ORDINANCE 3615

An Ordinance Adopting Amendments to Chapter 154 of the Code of Ordinances of West Carrollton Known as the "Zoning Code", to Modify Building Setback Language in the M-1 Business Park District, M-2 Manufacturing District, and M-3 Rural Manufacturing District. (1st reading)

Mr. Gaines informed that these are the first of two Zoning Code amendments proposed by the city. We are addressing a couple of issues in our manufacturing districts that hopefully will make development less complicated for some of our companies. With both of these ordinances City Council is authorized to pass zoning code text amendments when it can be justified on one of four grounds:

- The change is in conformance with the Comprehensive Plan of the City;
- There has been a substantial and significant change in area conditions;
- There is a need for additional land in the zoning district classifications being requested for change; or
- There is an error in the Zoning Code.

Just by way of background on this first amendment, staff has been working in recent months with some local manufacturing companies on some expansions and we have run into some difficulty with those expansions relative to required building setbacks in the zoning district they are located in. The language has been difficult for staff to understand let alone for someone who doesn't do this for a living. The proposed changes will make it simpler and easier to understand.

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What we are recommending is to eliminate some ambiguities to ease administration and to facilitate development approval. The Planning Commission held a public hearing on this proposal in July. There was no testimony and Planning Commission did recommend unanimously that City Council approve these amendments.

These amendments are:

- Eliminate multiple contingencies for building setbacks in favor of one standard.
- Eliminate "Industrial Recreation Sites."
- Improve clarity of language for setbacks next to a residential district.

Staff and Planning Commission believe this to be consistent with our Comprehensive Plan. It supports retention and expansion of local businesses, creates additional flexibility in land use controls, enhances property values and investment, and corrects the error in the Zoning Code in regards to "Industrial Recreation Site" which is not defined.

ORDINANCE 3616

An Ordinance Adopting Amendments to Chapter 154 of the Code of Ordinances of West Carrollton Known as the "Zoning Code", to Modify the Applicability of Section 154.17.01, Architectural Design Standards, to Uses in the M-1 Business Park District, M-2 Manufacturing District, and M-3 Rural Manufacturing District. (1st reading)

This amendment is regarding our architectural design standards. Essentially what those standards apply to is new construction or major facade renovations or alterations for multi-family residential projects, commercial, office, and institutional projects. What they were not intended to apply to was manufacturing uses whether it be heavy manufacturing, warehousing, or those types of uses mainly because those types of uses are substantially different in nature, function, and design. Staff and Planning Commission are in agreement that it would be unreasonable to apply these standards to these types of buildings and doing so may jeopardize those projects being built in the city. So what we are proposing is first of all in our architectural design standards to add some language that exempts the following uses: light manufacturing, warehousing/ wholesaling/ and distribution facilities. In the M-1, M-2, & M-3 districts there are a number of uses that we do want to apply these design standards to but these specific manufacturing uses we do not. Basically this amendment would exempt those particular uses but still apply the standards to other uses in that district.

We also would be adding M-2 and M-3 to the architectural design standards which aren't there now which was an oversight because there are some office and commercial type uses in the M-2 and M-3 districts that we would want those standards to apply to.

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This amendment is just clarifying what uses the design standards would apply to and what uses they wouldn't apply to. Both Planning Commission and staff believe this proposal is in conformance with our Comprehensive Plan because it would elevate the appearance and value of the non-manufacturing uses in the M-2 and M-3 districts that don't currently have a design standard requirement. For those manufacturing uses which are being exempted it would create additional flexibility that would support economic growth. The proposal would also qualify under a substantial change in area conditions on the grounds that staff is aware of potential manufacturing projects on the horizon which could be adversely affected if the regulations aren't amended. Finally we are correcting an error in the zoning code by addressing some of the oversights that were mentioned earlier.

COMMUNICATIONS AND PRESENTATIONS

None

COMMENTS BY AUDIENCE

None

UNFINISHED BUSINESS

None

NEW BUSINESS

None

REPORTS BY OFFICERS

Mr. Townsend informed the bridge on South Elm Street at Gibbons Road, which Mr. Napper inquired about at the last council meeting, has been inspected by ODOT. All the bridges are inspected once a year by ODOT, and this particular bridge has progressively deteriorated over the years. The bridge has to get to a certain condition before it becomes competitive for grant funding. We have been at that point for the last couple of years and with this year's inspection it shows a continued pattern of deterioration which is why we are applying for grant money now to replace it in 2019. ODOT's report also required us to close the sidewalk on the upstream side of the bridge due to majority of the deterioration being on that side of the bridge. There have also been signs posted for the load limits on that bridge.

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Mrs. Mattingly gave community updates:

- August 23, 2017 – Free Ice Cream Social – 1 E. Central Avenue from 6 p.m. – 8 p.m. It will be an opportunity for our residents to come out and give us their thoughts and hopes of what they would like to see at the old Fraser Paper Mill site should look like. If they are not able to attend they can check out the website at www.olderdowntown-wc.com.
- The playground in front of the West Carrollton Library will be moved closer to the ball fields due to the construction.
- The Harmon playground will be replaced next week thanks to a grant from the Montgomery County Solid Waste District.
- September 9, 2017 – 10th annual Doggie Dive at Wilson Pool, 11:00 a.m. – 3:00 p.m. The cost is \$5.00/family. All the proceeds go to the local pet rescue organizations. Since we have started we have donated \$14,500 to local pet rescues.
- Wilson Pool is closed during the week but will be open on the weekends August 26th and 27th and then again on September 2nd – 4th.

UNSCHEDULED BUSINESS

Comments by the Audience

Mr. James Napper, 43 Redington Court. Mr. Napper thanked Mr. Townsend for the update on the Elm Street Bridge. However, the trucks are still going across that bridge and ignoring the signs. We need bigger signs or something. Also is there a way for the city to place a steel plate over the sidewalk for the kids to walk over? Mr. Townsend informed that have to follow ODOT recommendations on this.

Comments by Council

Mr. Folker informed he thought the block party at Centerville Park Apartments went well and was very well organized.

Mayor Sanner asked everyone to watch their speeds in the school zones now that school is back in session. The fines would be \$150 plus court costs.

Mayor Sanner motioned, seconded by Mr. Barnhart to recess to a work session to discuss the items on the agenda to be followed by adjournment. A vote was taken: Mr. Folker-yes, Mrs. Fryman-yes, Mr. Merris-yes, Mrs. Tomlin-yes, Mayor Sanner-yes, Mr. Barnhart-yes, and Mr. Bowers-yes

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WORK SESSION

PRESENT: Mayor Sanner, Councilmembers Rick Barnhart, Jim Bowers, Jim Folker, Angie Fryman, Patrick Merris, and Jill Tomlin. City Staff – City Manager Brad Townsend, Law Director Lori Denlinger, Public Relations Coordinator Erika Mattingly, Brian Humphress Executive Director MVCC, and Drew Miller Director of Administrative Services, City of Kettering

REGIONAL FIBER OPTIC NETWORK PROJECT

Brian Humphress, Executive Director MVCC and Drew Miller, Director of Administrative Services, City of Kettering gave a power point presentation on the proposed fiber optic network that would link seven (7) of the eight (8) MVCC cities, plus Washington Township, and Kettering and Centerville Schools. A copy of the presentation is available upon request from the office of the City Manager.

According to Mr. Humphress this ideas has been circulating at MVCC for over 20 years. However, up until recently, there was no cost effective way of making it happen. Now, with the combination of using existing fiber networks in Kettering, Moraine, Oakwood and Centerville, plus partnering with IFN, an independent fiber optic network company, the estimate cost of the project has done from millions of dollars to thousands of dollars. Specifically, original estimates to construct the “ring” was as much as \$3.5 million. Using existing fiber and partnering with IFN and the schools, the net cost of the participating cities, plus Washington Township is \$670,000. Of that cost, the estimated cost to the City of West Carrollton (based on population) is \$49,097. With additional fiber runs needed to service the fire station on South Alex and the Service Garage on Miami avenue, the total estimated cost to the City of West Carrollton is approximately \$125,000.

Some of the benefits of the system would include: Faster internet speeds, 1 GB City to City connection speeds, redundancy for public safety and internet access in the event of emergencies and line breaks and the potential for Voice over Internet Protocol (VoIP, or internet telephony) system for individual cities or entire network, at a significantly lower cost over current usage. In addition, it could be used as an economic development tool by expanding it to the business community in the future. If all parties agree, construction of the network would begin next year.

After a question and answer period to clarify the finer points, it was the consensus of council to participate in the project.

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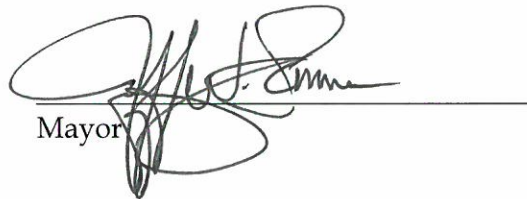
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ADJOURNMENT

With no further business, Mayor Sanner motioned, seconded by Jim Bowers to adjourn the meeting. Voice vote was unanimous, motion carried. The meeting was adjourned at 7:52 p.m.


Clerk of Council


Mayor