

# RECORD OF PROCEEDINGS

Minutes of WEST CARROLLTON CITY COUNCIL REGULAR Meeting

Held October 26,

2021

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

PRESENT: Mayor Jeff Sanner, Councilmembers Rick Barnhart, Angie Fryman, Harold Robinson, and Amanda Zennie. City Staff – City Manager Brad Townsend, Law Director Lori Denlinger, Planning & Community Development Director Greg Gaines, Fire Chief Chris Barnett, Public Relations Director Heidi Van Antwerp, and Assistant Clerk of Council Tracy Rankin.

EXCUSED: Councilmembers Leanne Nash and Jill Tomlin

## MINUTES

Mrs. Fryman moved, seconded by Mr. Robinson to approve the regular meeting minutes of October 12, 2021. A vote was taken: Mr. Barnhart-yes, Mrs. Fryman-yes, Mr. Robinson-yes, and Mrs. Zennie-abstain, and Mayor Sanner-yes.

Mrs. Fryman moved, seconded by Mrs. Zennie to approve the special meeting minutes of October 19, 2021. A vote was taken: Mr. Barnhart-yes, Mrs. Fryman-yes, Mr. Robinson-yes, and Mrs. Zennie-yes, and Mayor Sanner-yes.

## AMENDMENT TO AGENDA

Mayor Sanner moved, seconded by Mr. Barnhart to amend the agenda by moving the Communications and Presentations before the Public Hearings. A vote was taken: Mr. Barnhart-yes, Mrs. Fryman-yes, Mr. Robinson-yes, and Mrs. Zennie-yes, and Mayor Sanner-yes.

## COMMUNICATIONS AND PRESENTATIONS

*Oath of Office for Full-time Firefighter/Paramedic Kevin Brown and Part-Time Firefighter EMTs Kyle Garver and Edward Goschinski*

Fire Chief Barnett gave a brief background on Firefighters Brown, Garver, and Goschinski. Mayor Sanner administered the Oath of Office.

Mayor Sanner and Councilmembers congratulated and welcomed them to the city.

## PUBLIC HEARINGS

**Ordinance 3711** - *An Ordinance Adopting An Amendment To The Official Zoning Map To Rezone A Portion Of The OD Olde Downtown District To Planned Unit Development District PUD 06-1, And Adopting Related Amendments To The Development Regulations For PUD 06-1.*

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## PUBLIC HEARINGS (continued)

### Ordinance 3711 (continued)

Planning & Community Development Director Gaines presented Ordinance 3711. He explained this is an application by the city that has two components. The first component is to amend the official zoning map to include a portion of the Olde Downtown District into our PUD. The second component is to amend the regulations of the PUD. Mr. Gaines gave a PowerPoint presentation that included maps, aerial views, and details of the proposed amendments. A copy of this presentation can be obtained from the Planning & Community Development Department.

Mayor Sanner asked Councilmembers if they had any questions for Mr. Gaines. There were none.

Mayor Sanner declared the Public Hearing open for public comment. He invited anyone who wanted to speak in favor of Ordinance 3711 to come to the podium with their name and address for the clerk's record. No one came forward.

Next Mayor Sanner gave anyone wishing to speak against Ordinance 3711 the opportunity to come to the podium with their name and address for the clerk's record. No one came forward.

Mayor Sanner closed the Public Hearing on Ordinance 3711. He stated this will be the first reading of this ordinance.

**Ordinance 3712** - *An Ordinance Adopting Amendments To Chapter 154 Of The Code Of Ordinances Of West Carrollton: Zoning Code, To Permit More Than One Principal Building On A Lot In Certain Zoning Districts.*

Planning & Community Development Director Gaines presented Ordinance 3712. He explained staff is proposing amendments to our zoning code to a provision that deals with the number of principal buildings on a lot in certain zoning districts. He stated staff has encountered some situations where this provision would limit the use of non-residential property. He explained staff and the Planning Commission believe this provision serves no purpose in terms of limiting the number of buildings for non-residential properties as long as the property or development can meet other zoning regulations such as minimum parking, building setbacks, landscaping, etc.. He also explained this could be an obstacle for our future development plans in the city as mixed-use developments always involve more than one building on a property.

Mr. Gaines gave a PowerPoint presentation detailing the proposed amendments. A copy of this presentation can be obtained from the Planning & Community Development Department.



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## PUBLIC HEARINGS (continued)

### Ordinance 3712 (continued)

Mayor Sanner asked Councilmembers if they had any questions for Mr. Gaines. There were none.

Mayor Sanner declared the Public Hearing open for public comment. He invited anyone who wanted to speak in favor of Ordinance 3712 to come to the podium with their name and address for the clerk's record. No one came forward.

Next Mayor Sanner gave anyone wishing to speak in opposition to Ordinance 3712 the opportunity to come to the podium with their name and address for the clerk's record. No one came forward.

Mayor Sanner closed the Public Hearing on Ordinance 3712. He stated this will be the first reading of Ordinance 3712.

## COMMENTS BY THE AUDIENCE

None

## UNFINISHED BUSINESS

*Ordinance 3710 – An Ordinance Imposing a Nine Month Moratorium, From the Effective Date of this Ordinance, on the Enforcement of Non-Commercial Sign Code Violations, to Allow City Council Time to Review the Recommendations of Counsel to Amend Portions of the Sign Code Regulations to be in Compliance with Current Case Law.*

Mayor Sanner stated this is the second reading of this ordinance and ask if there was any further discussion or comments. There were none.

Mr. Barnhart moved, seconded by Mrs. Fryman to approve Ordinance 3710. A vote was taken: Mr. Barnhart-yes, Mrs. Fryman-yes, Mr. Robinson-yes, and Mrs. Zennie-yes, and Mayor Sanner-yes.

## NEW BUSINESS

*Ordinance 3713 – An Ordinance Amending Chapter 36 Council Rules And Procedures Of The Codified Ordinances Of The City Of West Carrollton.*

Law Director Denlinger presented Ordinance 3713. She explained Ordinance 3713 will clean up some housekeeping issues for the Council Rules booklet. She explained the first change is to update the definition of "meeting" to match the current definition in

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### NEW BUSINESS (continued)

#### Ordinance 3713 (continued)

the Ohio Sunshine Laws. The second change is to correct a typographical error of the word "property" to "properly".

Mayor Sanner asked if there were any questions for Law Director Denlinger. There were none. He stated this will be the first reading of Ordinance 3713 and it will be on the next agenda.

### REPORTS BY OFFICERS

Mrs. Van Antwerp gave the following updates:

**Halloween Home Decorating Contest** – The City Beautiful Commission judged the 2<sup>nd</sup> Annual Halloween Home Decorating Contest. The winners were Eric & Lisa Vysther and Ashley Calcutta-Hasting & Heather Stark. There were approximately 30 homes that participated.

**Monster Mash** – Will be held on Thursday, October 28<sup>th</sup> at Weidner Park from 6 p.m. to 8 p.m. There will be free pumpkins for the kids, hayrides, pumpkin decorating area, carnival games, and a costume contest. The event will be held rain or shine.

**Autumn Blaze Maple Trees** – The last date for purchase is Friday, October 29<sup>th</sup>. The trees are being sold by the Parks & Rec Department and are for West Carrollton residents only. They will be planted in the homeowner's front yards in December by the Parks & Rec staff. They are \$150 each and can be purchased online under the Parks & Rec page at <https://www.westcarrollton.org/> or by calling (937) 859-5182.

**Annual Father Daughter Dance** – Will be held on Friday, November 12<sup>th</sup> from 7 p.m. to 9 p.m. at Fire Station 56. The theme is "Luau". The cost is \$10 per pair, and \$5 per additional child. Registration can be completed online under the Parks & Rec page at <https://www.westcarrollton.org/>.

**Rake Rally** – Will be held on Saturday, November 13<sup>th</sup>. Volunteers will meet at the Civic Center and then disperse across the city to assist residents by raking their front yard leaves to the curb for pick up. If anyone is in need of assistance or would like to volunteer please call (937) 859-5182 or e-mail the Parks Department at [parks@westcarrollton.org](mailto:parks@westcarrollton.org).

**Fall Leaf Pickup** – Runs through December 3<sup>rd</sup>.

**Trick or Treat** – Will be held on Sunday, October 31<sup>st</sup> from 6 p.m. to 8 p.m. – rain, snow, or shine. Please be on the lookout for children crossing the streets.

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## UNSCHEDULED BUSINESS

### Comments by the Audience

None

### Comments by Council

Mrs. Fryman thanked the Planning Commission and Mr. Gaines for their work on Ordinances 3711 and 3712.

## WORK SESSION

None

## EXECUTIVE SESSION

None

## ADJOURNMENT

With no further business, Mayor Sanner moved, seconded by Mrs. Fryman to adjourn the City Council Meeting of October 26, 2021. A vote was taken: Mr. Barnhart-yes, Mrs. Fryman-yes, Mr. Robinson-yes, and Mrs. Zennie-yes, and Mayor Sanner-yes.

The meeting was adjourned at 7:11 p.m.



Assistant Clerk of Council



Mayor