

January 21, 2025
Study Session
Study Session – 5:15 PM

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1. Executive Session - The purpose of the meeting is to consider the purchase of real property.
2. Tuesday, January 21, 2025
 - A. Items on this evening's Council Meeting agenda (Vice Mayor Blakesly)
 - B. Resolution: 2024 Montgomery County Natural Hazard Mitigation Plan (Chief Follick)
 - C. Ordinance: Assessments October, November, and December (Mrs. Leiter)
3. Monday, February 3, 2025
 - A. Resolution: Curb/Sidewalk Award (Mr. Borton)
 - B. Resolution: Kenneth Avenue Watermain Replacement & Resurfacing Award (Mr. Borton)
 - C. Resolution: Water Meter Purchase (Mr. Borton)
 - D. Ordinance: PC25-0001 – PUD - Addison Properties Development– S. Brown School Road (Mr. Cron)
4. Discussion
 - A. Boards & Commissions Appointments (Mr. Althouse)
 - B. 2025 Flock Safety Agreement (Mr. Althouse)
 - C. Outfront Media Lease (Mr. McDonald)

- D. Update on AT&T Proposed Tariff Revision to Require Municipalities to Pay for Relocation of Utilities (Mr. Althouse)
- E. Fire Training Center Site (Chief Follick)
- F. Legislative Calendar (Vice Mayor Blakesly)

These icons illustrate which strategic goals Council Actions align to



Opportunity

Be known regionally as a top-tier suburb through top-tier City services.



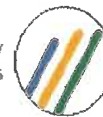
Safe & Secure

Invest in traditional public safety and community outreach to meet needs.



Infrastructure

Protect infrastructure by investing in roads, utilities & parks.



Vibrant

Use amenities & growth mindset to create a warm & welcome environment.



Fiscal Sustainability

Seize quality-of-life opportunities while maintaining fiscal practices.



Trust and Confidence

Transparent government to empower stakeholder engagement.



Sharpen the Saw

Refining practices and leverage technology to improve customer service.



(Source: Dayton Daily News)

2024 MONTGOMERY COUNTY NATURAL HAZARD MITIGATION PLAN

PREPARED BY:
Burton Planning Services
252 Electric Avenue
Westerville, Ohio 43081



PREPARED FOR:
Montgomery County
760 Vantage Point
Miamisburg, Ohio 45324





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1 | Introduction

1.1 Overview

With the 2019 Montgomery County Natural Hazard Mitigation Plan set to expire in August 2024, Montgomery County and its constituents are aiming to adopt a new, updated natural hazard mitigation plan. As outlined in the Disaster Mitigation Act of 2000 (DMA2K), any local jurisdiction seeking funding from the Federal Emergency Management Agency (FEMA) must maintain an up-to-date disaster mitigation plan. This Plan meets the criteria as set forth by FEMA in the DMA2K and provides the County and its participating jurisdictions with a comprehensive guide for future mitigation efforts to combat the hazards that affect their communities.

Natural, geological, and human-caused hazards pose a variety of risks to the lives, businesses, and properties within Montgomery County. As such, a Core Planning Committee within Montgomery County has been established with the goal of developing and implementing the 2024 Montgomery County Natural Hazard Mitigation Plan. Through cooperative efforts between local, county, state, and federal government agencies, this Plan is designed to minimize the adverse effects of hazardous events on the lives and properties of residents of Montgomery County.

This 2024 Montgomery County Natural Hazard Mitigation Plan is a multi-jurisdictional plan which considers the impacts of hazards on incorporated cities, villages and unincorporated townships. Montgomery County's jurisdictions are listed below in **Tables 1.1.1 and 1.1.2**. These areas are also displayed in **Figure 1.1.3** on the following page. The Plan is designed for a five-year implementation period and describes the methods and procedures utilized in its development, provides the results of community involvement activities such as survey collection, identifies the mitigation activities determined to be most important to the County and its jurisdictions, and establishes a timeline for the implementation of the actions.

Table 1.1.1: Montgomery County Jurisdictions

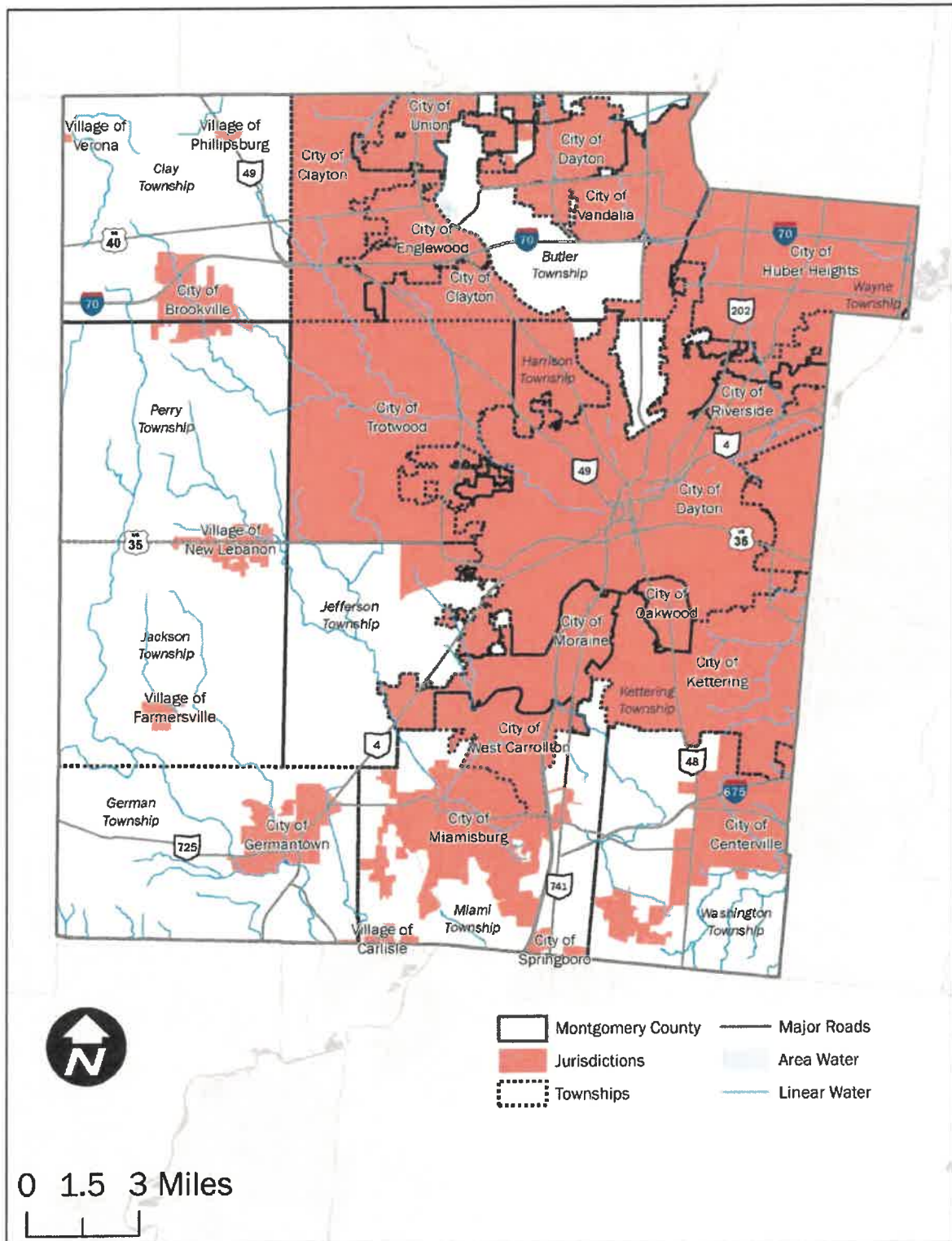
Jurisdictions	
City of Brookville	City of Oakwood
*City of Carlisle	City of Riverside
City of Centerville	*City of Springboro
City of Clayton	City of Trotwood
City of Dayton	City of Union
City of Englewood	City of Vandalia
City of Germantown	City of West Carrollton
City of Huber Heights	Village of Farmersville
City of Kettering	Village of New Lebanon
City of Miamisburg	Village of Phillipsburg
City of Moraine	*Village of Verona

**The majority of these jurisdictions fall outside of Montgomery County and are covered in the plans of adjacent counties.*

Table 1.1.2: Montgomery County Townships

Townships	
Butler Township	Jefferson Township
Clay Township	Miami Township
German Township	Perry Township
Harrison Township	Washington Township
Jackson Township	

Figure 1.1.3: Montgomery County Jurisdictions Map



This Plan is comprised of six chapters, which detail the methods, analysis, and discussion surrounding the various hazards that threaten Montgomery County and its jurisdictions. These chapters are as follows:

- This **Introduction** (Chapter 1) provides a discussion about the general purpose and goals that Montgomery County wishes to achieve throughout the development and implementation of this Plan. This section also includes a summary of the Plan's contents.
- Chapter 2, **History and Demographics**, includes a description of Montgomery County and each participating jurisdiction, including their history, population, and other general information.
- Chapter 3, **Planning Process**, details the process for the development of this Plan. This section includes details about the process used to develop this Plan, including a description of who participated, how the community was involved, which hazards were included in the Plan and why, as well as how the Plan was developed through public meetings, reviews, and evaluations. This section also details the review and incorporation of existing plans, studies, reports, and technical information.
- Chapter 4 contains the **Hazard Identification and Risk Assessment (HIRA)**. This section provides detailed descriptions and a corresponding analysis for each hazard that could potentially affect Montgomery County. The nature, location, extent, historical impact, vulnerability, and likelihood of occurrence for each hazard are provided for each hazard. These analyses include the types and numbers of existing and future buildings, infrastructure, and critical facilities located in the identified hazard areas; an estimate of the potential dollar losses to vulnerable structures; and a general description of land uses and development trends within the community.
- Chapter 5, **Hazard Mitigation**, outlines the goals, strategies, and actions for the County. The proposed actions are presented in tables, categorized by the associated hazard and community, and then ranked from highest to lowest priority based on feedback received from County officials and participating jurisdictions and stakeholders. Excluded hazards are also documented in this section, along with the rationale for exclusion from the Plan.
- The final chapter (Chapter 6) of this Plan, **Schedule and Maintenance**, provides a summary of the proposed Plan adoption, integration, and maintenance schedule. This section describes how the County will review and revise its plan to reflect changes in development, progress in local mitigation efforts, and changes in priorities, and resubmit it for approval within five years to continue to be eligible for mitigation project grant funding.

The resulting 2024 Montgomery County Natural Hazard Mitigation Plan will be submitted to the Ohio Emergency Management Agency (Ohio EMA) and subsequently FEMA for their review. Following the agency review, the jurisdictions will then review the Plan for adoption. This hazard mitigation plan serves as a helpful tool for citizens, policymakers, local businesses, and other local stakeholders who all share a public interest in keeping Montgomery County as safe and resilient as possible. As such, this Plan aims to:

- Minimize property damage, economic loss, injury, and loss of human life – to achieve the Plan's main goal of reducing the impact of natural and manmade hazards on the County's economy and the well-being of its citizens.
- Enhance public awareness and education – to widen the public's understanding of natural and manmade hazards and how they might affect public health and safety, the environment, the local economy, and basic day-to-day operations.

- Coordinate inter-jurisdictional preparedness measures – to encourage and ensure multi-jurisdictional cooperation in County-wide mitigation actions and programs so that they may be implemented efficiently and effectively.
- Provide decision-making tools for interested stakeholders – to formulate a comprehensive, updated analysis of Montgomery County’s vulnerability to hazards so that decision-makers can better prepare for natural and manmade disasters.
- Achieve regulatory compliance – to ensure that the County and its political subdivisions meet state and federal mitigation planning requirements so that they may be eligible to participate in and receive funding from grant programs, policies, and regulations.

1.2 Setting

Montgomery County is in the southwestern region of Ohio and has a total area of approximately 461 square miles of which 458 is land and approximately 3.0 square miles is water. The County contains 19 cities, three villages, and nine townships (**Tables 1.1.1 and 1.1.2**). The cities of Carlisle and Springboro, along with the Village of Verona, lie mainly in adjacent counties and these jurisdictions are covered in the hazard mitigation plans of Preble and Warren Counties. The City of Dayton serves as the County seat. Montgomery County is bounded by seven Ohio counties: Miami County to the north, Clark County to the northeast, Greene County to the east, Warren County to the south, Butler County to the southeast, Preble County to the west, and Darke County to the northwest.

Land use patterns in Montgomery County are shown in **Figure 1.2.1**. Land use types include agriculture, commercial, industrial, institutional, and residential. Land cover in Montgomery County is shown in **Figure 1.2.2**. Land cover types include barren land, cultivated crops, developed, forest, hay/pasture, herbaceous/shrub, open water, and wetland.

Figure 1.2.1: Montgomery County Land Use Map

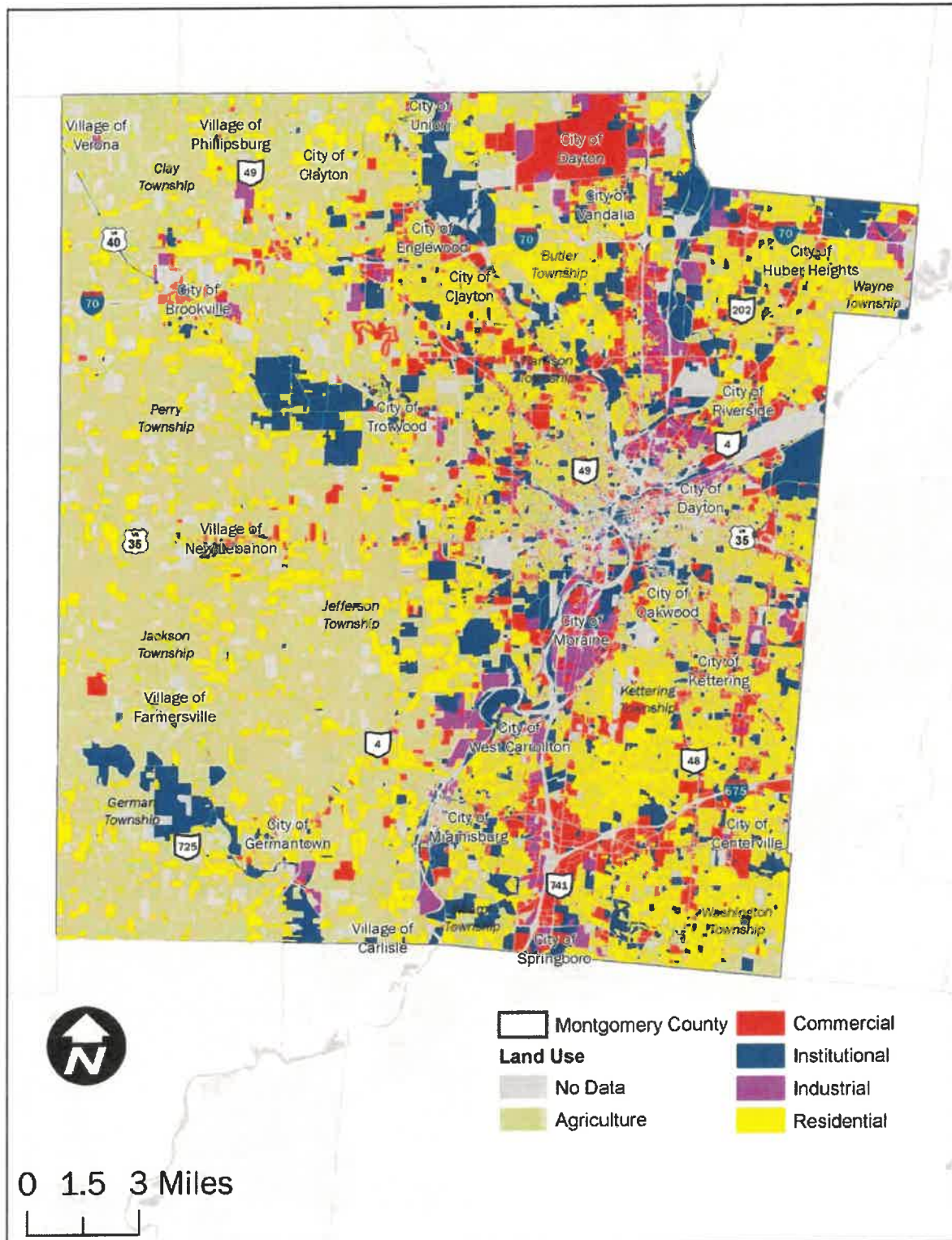
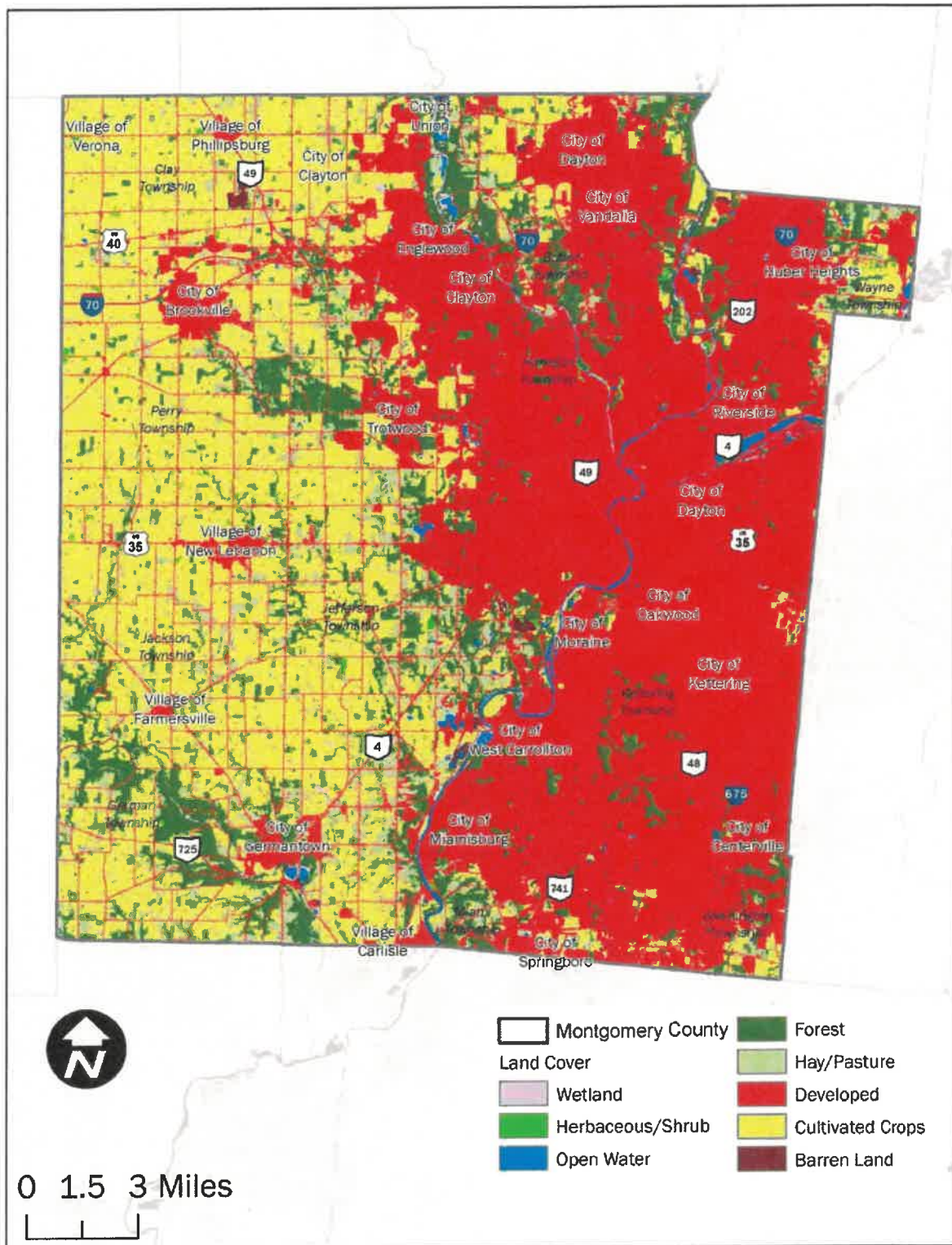


Figure 1.2.2: Montgomery County Land Cover Map



1.3 Region Features

Transportation

Montgomery County contains several major roadways, including several State Routes (SR), two U.S. Highways (US), and three Interstates (I). Major roadways in Montgomery County include SR-49, SR-48, SR-725, SR-123, SR-741, SR-235, SR-4, SR-835, US-35, US-40, I-70, I-75, and I-675.

Montgomery County is home to the Wright Brothers and as such, has several airports; the Dayton-Wright Brothers Airport located in the City of Dayton and the Phillipsburg Airport located in the City of Englewood, are both open to the public. In addition, Moraine Airpark, a privately-owned airport for public use, is in the City of Dayton. Montgomery County is also home to the Dayton International Airport, located nine miles north of the City of Dayton in the City of Vandalia.

Both the CSX Corporation and Norfolk Southern Railway have multiple lines in Montgomery County. The CSX lines run north through the City of Miamisburg, through the City of Dayton to Miami County; northwest out of the City of Dayton towards the City of Trotwood; and north out of Warren County into the City of Germantown. Norfolk Southern Railway runs north through the City of Miamisburg to the City of Dayton, from the City of Dayton to the City of Springfield, and from the City of Dayton towards the City of Kettering.

Natural Features

Table 1.3.1, below, lists Montgomery County parks and nature areas.

Table 1.3.1: Parks & Nature Areas in Montgomery County, Ohio

Parks & Nature Areas	
Art Van Atta Park	Huffman
Arthur O. Fisher	Island
Aullwood Garden	Madison Lakes
Beech Ridge Trail	Meadowlark Trail
Carriage Hill	Possum Creek
Cox Arboretum	RiverScape
Deeds Point	Sugarcreek
Eastwood	Sunrise
Englewood	Sycamore State Park
Germantown	Taylorsville
Ghost Hedge Nature Trail	Twin Creek
Heron Run Trail	Wegerzyn Gardens
Hills & Dales	Wesleyan

Montgomery County also has several streams and water bodies which are listed in **Table 1.3.2** below.

Table 1.3.2: Montgomery County Streams and Water Bodies

Water Bodies	
Asher Lake	Moss Creek
Bear Creek	Mud Creek
Crains Run	North Branch Wolf Creek
Diehl Run	Ohnoname 19 Reservoir
Dry Run	Opossum Creek
Drylick Run	Pigeeye Creek
Elk Creek Lake	Poplar Creek
Englewood Recreation Reservoir	Poplar Run
Englewood Reservoir	Razor Run
Garber Run	Sims Pond (historical)
Germantown Reservoir	Spring lake
Guffey Lake	Spring Run
Holes Creek	Stillwater River
Island Park Reservoir	Sunfish Pond
Lake Marinole	Swinging Bridge Lake
Lick Run	Sycamore Creek
Little Bear Creek	Tait Station Reservoir
Little Twin Creek	Taylorsville Reservoir
Mad River	Toms Run
Middle Run	Wolf Creek
Mill Creek	Wysong Run
Mill Run	

2 | History & Demographics

2.1 History

Montgomery County ranks as the 37th largest county in the state in terms of square mileage. The county was established on March 24, 1803, by the Ohio Government when they divided Hamilton and Ross counties. Montgomery County was named after General Richard Montgomery, an American Revolution hero. The largest city is the City of Dayton, where 26 percent of the county's population resides.

Montgomery County has submitted 50 places to the National Register of Historic Places. Of these 50 places, three are of national significance and four are of statewide significance. Two notable properties, Dayton Daily News Building and Dayton Women's Club, were submitted to the National Register of Historic Places by The Montgomery County Historical Society. The Dayton Daily News Building was built in 1910 with an addition added in 1922. The Dayton Daily News Building has been recognized as the most endangered historic site in 2017 and 2019 by Preservation Ohio. The Dayton Women's Club was built between 1845 and 1850 by Robert Steele, a Dayton Board of Education member. In 1865 the building was purchased and refurbished by Napoleon Bonapart Darst to the empire-style Victorian that stands today. The Dayton Daily News Building was added to the National Register of Historic Places in 1978, and Dayton Women's club was added in 1975.

Figure 2.1.1: Dayton Daily News Building (Top right and left) and Dayton Women's Club (Lower right and left)



Sources: National Archives Catalog (top and bottom left)

2.2 Communication Outlets

Montgomery County's primary communication outlets including websites, television, and social media are listed in **Table 2.2.1**, below:

Table 2.2.1: Communication Outlets and Social Media

Communication Type	Source
Website	Montgomery County: https://www.mcoho.org/ Montgomery County Office of Emergency Management: https://www.mcoho.org/201/Emergency-Management Public Health – Dayton and Montgomery County: https://www.phdmc.org/ Montgomery County Sheriff's Office: https://www.mcohiosheriff.org/ Montgomery County Board of Elections: https://www.montgomery.boe.ohio.gov/ The American Red Cross Miami Valley Chapter: https://www.redcross.org/local/ohio/central-and-southern-ohio/about-us/locations/miami-valley-chapter.html
Social media	Montgomery County: https://www.facebook.com/MontgomeryCounty/ Dayton Convention & Visitors Bureau: https://www.facebook.com/daytoncvb/ Montgomery County Chamber of Commerce: https://www.facebook.com/MontgomeryOhioChamber/ Montgomery County Sheriff: https://www.facebook.com/MontgomeryCountySheriff/
News/Newspaper	Dayton Daily News: https://www.daytondailynews.com/ Consolidated Computer-Aided Dispatch System: https://www.mcohiosheriff.org/support_services/dispatch/regional_dispatch.php Local Radio Stations: 97.5 WTGR; 106.5 WDRK; 89.9 EDPG

2.3 Demographics Overview

This section provides select demographic information to help identify strategies to better serve the county residents during emergency hazard events. The information can be used to understand potential vulnerabilities in subgroups of the population. For example, knowing the number of senior citizens that live alone and that may require additional assistance during an emergency can help assistance organizations anticipate where their services may be needed.

Table 2.3.1, below, provides a summary of the total population changes that have occurred in Montgomery County between the 2010 U.S. Census and the 2022 5-Year American Community Survey (ACS) Estimates based on census data. According to the U.S. Census, Montgomery County's population decreased by 2,340 people (0.43 percent) between 2010 and 2022. For comparison, the US population grew 9.04 percent and Ohio's population grew 2.49 percent during that period. Five townships experienced population growth: Butler, Clay, German, Miami, and Washington townships. Of the townships experiencing population decline, Jefferson Township experienced the greatest percentage of population decline with a decrease of 1,131 people (16.13 percent).

A more detailed description of population, housing, and income demographics for Montgomery County and each city and village jurisdiction is provided on the following pages.

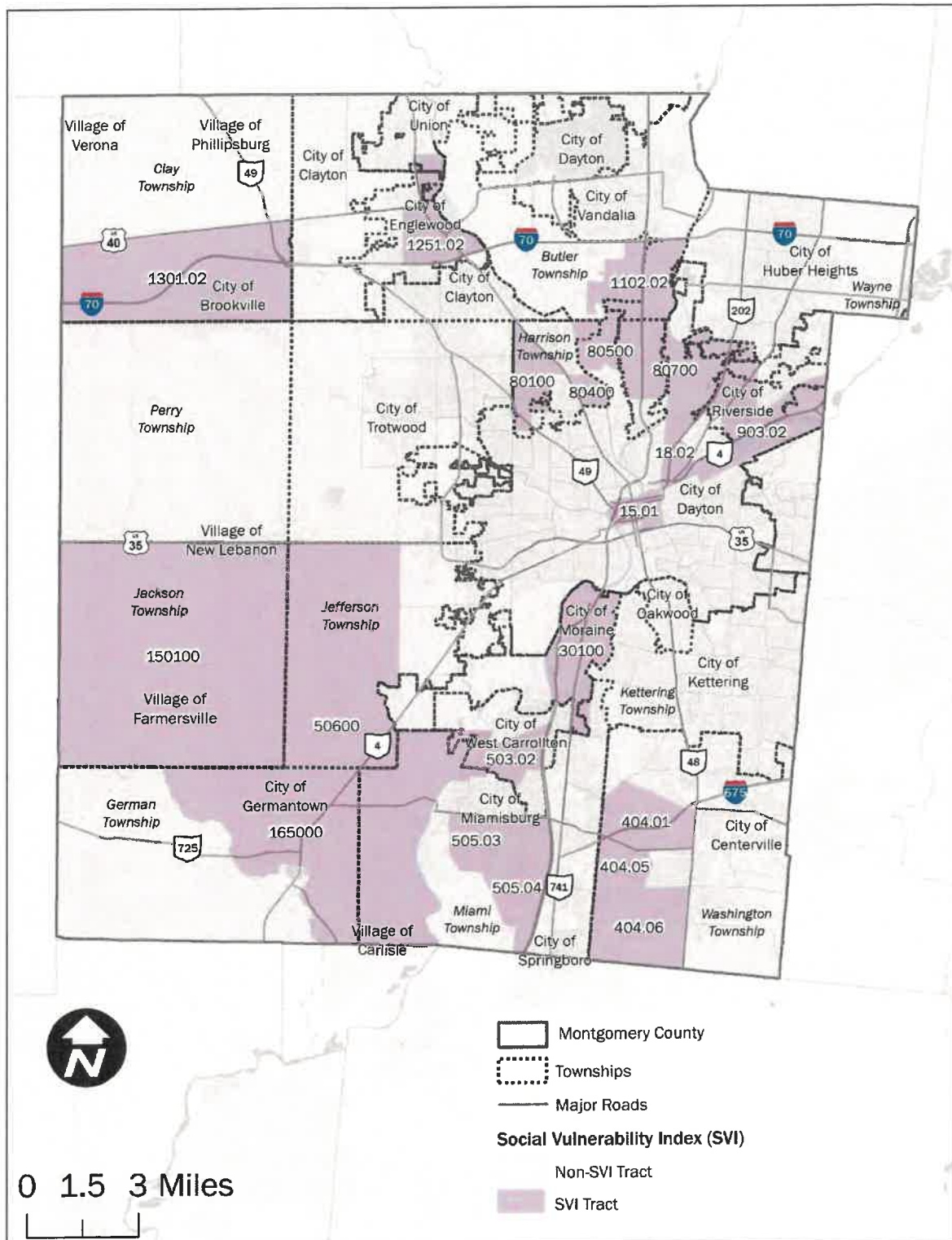
Table 2.3.1: County And Township Population Growth Estimates Between 2010 Census and 2022 5-Year ACS Estimates

County/Township	Total Population 2010 Census	Total Population 2022 Estimate	2010-2022	
			Population Change	Percent Change
Montgomery County	538,461	536,121	-2,340	-0.43%
Butler Township	7,946	8,227	281	3.54%
Clay Township	8,776	8,851	75	0.85%
German Township	8,313	8,731	418	5.03%
Harrison Township	22,717	21,836	-881	-3.88%
Jackson Township	6,333	6,070	-263	-4.15%
Jefferson Township	7,011	5,880	-1,131	-16.13%
Miami Township	49,737	51,966	2,229	4.48%
Perry Township	6,026	5,850	-176	-2.92%
Washington Township	55,847	61,598	5,751	10.30%

Social Vulnerability Tracts

Montgomery County has 156 census tracts total. Out of the 156 census tracts, FEMA uses the top 20 census tracts to estimate structure and vulnerability for social vulnerability. The top 20 census tracts for Montgomery County are shown in **Figure 2.3.1**.

Figure 2.3.1 Social Vulnerability Tracts



Social Vulnerability Index Score

The Social Vulnerability Index Score is a component of the Center for Disease Control and Prevention (CDC) and Agency for Toxic Substances and Disease Registry (ATSDR) Social Vulnerability Index (SVI) that measures the susceptibility (risk) of social groups to the adverse impacts of natural hazards that may result in disproportionate deaths, injury, loss, or disruption of livelihood. As FEMA explains, the “Social Vulnerability score considers the social, economic, demographic, and housing characteristics of a community that influence its ability to prepare for, respond to, cope with, recover from, and adapt to environmental hazards. The score and rating represent the relative level of a community’s social vulnerability compared to all other communities at the same level (e.g., county level). A community’s Social Vulnerability score is proportional to a community’s risk. A higher Social Vulnerability score results in a higher Risk Index score.”

According to the Center for Disease Control and Prevention (CDC) and Agency for Toxic Substances and Disease Registry (ATSDR) Social Vulnerability Index (SVI), Montgomery County has a calculated Social Vulnerability Index of 0.98 (on scale of 0 to 1) on a state level, which is considered a high susceptibility to the adverse impacts of natural hazards when compared to the rest of the U.S. For comparison, Ohio’s average Social Vulnerability Index is 0.50 on a state level. **Table 2.3.3** reports the SVI scores for Socioeconomic status, housing type and transportation, race and ethnic minority status, and household characteristics for Montgomery County and Ohio State at both the state and nation levels.

The score is calculated using U.S. Census data for 16 social factors, which research literature suggests contributes to the reduction in a community’s ability to prepare for, respond to, and recover from hazards. Thus, making the community more vulnerable. Each county is subdivided into census tracts and each census track is ranked on the 16 social factors. The 16 social factors are organized into four themes. Each census track is ranked separately for each theme and receives an overall ranking. The four themes and social factors are described below according to the CDC/ATSDR Social Vulnerability Index:

1. **Socioeconomic Status:** this theme covers socioeconomic status, such as households with income below the 150-percentile poverty level, employment status, housing cost burden, high school diploma status, and if the household has health insurance.
2. **Housing Type and Transportation:** this theme covers multi-unit structures, mobile homes, crowding within households, households without a vehicle, and group quarters.
3. **Race and Ethnic Minority Status:** this theme covers the percentage of Hispanic or Latino (of any race); Black and African American (not Hispanic or Latino); American Indian and Alaska Native (not Hispanic or Latino); Native Hawaiian and Other Pacific Islander (not Hispanic or Latino); Two or More Races (not Hispanic or Latino); and Other Races (not Hispanic or Latino).
4. **Household Characteristics:** this theme covers the elderly population (65 and older), children under 17 years of age, civilians with a disability, single-parent households, and the household’s English language proficiency.

Table 2.3.3 Social Vulnerability Score per Theme for Montgomery County and Ohio

Theme	Montgomery County (Statewide)	Ohio (Statewide)	Montgomery County (Nationwide)	Ohio (Nationwide)
Socioeconomic Status	0.75	0.50	0.58	0.37
Housing Type and Transportation	0.86	0.50	0.69	0.42
Race and Ethnic Minority Status	0.95	0.50	0.67	0.28
Household Characteristics	0.91	0.50	0.69	0.40

2.4 Community Profiles

Montgomery County

Montgomery County is in southwest Ohio, and it is part of the Dayton-Springfield-Sidney Combined Statistical Area. As of the 2022 5-Year ACS Estimates (census), the population was 536,121 making it the 5th most populated county in Ohio. The City of Dayton is the largest city and serves as the county seat.

Tables 2.4.1 to 2.4.6 summarize Montgomery County, Ohio's population, housing statistics, and income statistics. There are 228,062 households of which 24.16 percent have at least one member under 18 years of age, and 31.30 percent have members 65 years and over. The largest percentage of households (17.50 percent) had an income between \$50,000 to \$74,999; approximately 5.60 percent of households had an annual income of less than \$10,000. In 2022, the largest racial group in the Montgomery County, Ohio, was the White (non-Hispanic) group, which makes up 69.26 percent of the population. Black or African American is the second largest race (20.36 percent). Approximately 2.23 percent of the city's population speak Spanish at home. In addition, 1.44 percent speak another Indo-European language, 1.60 percent speak an Asian and Pacific Island language, and 1.11 percent speak another language.

Table 2.4.1: Montgomery County Population by Age Statistics 2022 ACS 5-Year Estimates

Age	Number	Percentage
Total Population	536,121	100%
Under 18 Years	118,071	22.02%
18 to 24 Years	50,039	9.33%
25 to 34 Years	73,548	13.72%
35 to 44 Years	63,142	11.78%
45 to 54 Years	62,596	11.68%
55 to 64 Years	71,127	13.27%
65 Years and Over	97,598	18.20%

Table 2.4.2: Montgomery County Housing Statistics 2022 ACS 5-Year Estimates

Housing Statistics	Number	Percentage
Total Housing Units	252,061	100%
Occupied Housing Units	228,062	90.48%
Housing Units - Mobile Homes	2,542	1.11%
Vacant Housing Units	23,999	9.52%

Table 2.4.3: Montgomery County Household Statistics 2022 ACS 5-Year Estimates

Household Statistics	Number	Percentage
Total Households	228,062	
Average Household Size	2.27	
Households with People Under 18 Years	55,093	24.16%
Households with People 65+ Years	71,383	31.30%
Householder Living Alone 65+ Years	33,069	14.50%
No Vehicle Available	20,507	8.99%
With a Broadband Internet Subscription	201,541	88.37%

Table 2.4.4: Montgomery County Population by Race and Ethnicity Statistics 2022 ACS 5-Year Estimates

Race and Ethnicity	Number	Percentage
Total Population	536,121	100%
White	371,335	69.26%
Black or African American	109,166	20.36%
American Indian and Alaska Native	509	0.09%
Asian	11,915	2.22%
Native Hawaiian and Other Pacific Islander	90	0.02%
Some Other Race	1,823	0.34%
Two or More Races	22,941	4.28%
Hispanic or Latino (of any race)	18,342	3.42%

Table 2.4.5: Montgomery County Language Spoken at Home Statistics 2022 ACS 5-Year Estimates

Language Statistics	Number	Percentage
Total Population (over 5 years old)	504,221	100%
English only	472,092	93.63%
Spanish	11,224	2.23%
Other Indo-European languages	7,255	1.44%
Asian and Pacific Island languages	8,076	1.60%
Other languages	5,574	1.11%

Table 2.4.6: Montgomery County Household Income Statistics 2022 ACS 5-Year Estimates

Household Income Statistics	Number of Households
Less than \$10,000	5.60%
\$10,000 to \$14,999	5.30%
\$15,000 to \$24,999	8.60%
\$25,000 to \$34,999	8.60%
\$35,000 to \$49,999	13.10%
\$50,000 to \$74,999	17.50%
\$75,000 to \$99,999	13.60%
\$100,000 to \$149,999	15.20%
\$150,000 to \$199,999	6.50%
\$200,000 or more	6.10%
Median Household Income	\$61,942
Mean Household Income	\$82,621

City of Brookville

Tables 2.4.7 to 2.4.12 summarize the City of Brookville's population, housing statistics, and income statistics. There are 2,582 households of which 21.57 percent have at least one member under 18 years of age, and 43.80 percent have members 65 years and over. The largest percentage of households (24.10 percent) had an income between \$50,000 to \$74,999; approximately 3.30 percent of households had an annual income of less than \$10,000. In 2022, the largest racial group in the City of Brookville was the White (non-Hispanic) group, which makes up 88.30 percent of the population. Asian is the second largest race (5.80 percent). Approximately 0.17 percent of the city's population speak Spanish at home. In addition, 4.96 percent speak another Indo-European language, 1.11 percent speak an Asian and Pacific Island language, and 0.00 percent speak another language.

Table 2.4.7: City of Brookville Population by Age 2022 ACS 5-Year Estimates

Age	Number	Percentage
Total Population	6,035	100%
Under 18 Years	1,298	21.51%
18 to 24 Years	209	3.46%
25 to 34 Years	715	11.85%
35 to 44 Years	592	9.81%
45 to 54 Years	640	10.60%
55 to 64 Years	762	12.63%
65 Years and Over	1,819	30.14%

Table 2.4.8: City of Brookville Housing Statistics 2022 ACS 5-Year Estimates

Housing Statistics	Number	Percentage
Total Housing Units	2,737	100%
Occupied Housing Units	2,582	94.34%
Housing Units - Mobile Homes	12	0.46%
Vacant Housing Units	155	5.66%

Table 2.4.9: City of Brookville Household Statistics 2022 ACS 5-Year Estimates

Household Statistics	Number	Percentage
Total Households	2,582	-
Average Household Size	2.27	-
Households with People Under 18 Years	557	21.57%
Households with People 65+ Years	1,131	43.80%
Householder Living Alone 65+ Years	568	22.00%
No Vehicle Available	207	8.02%
With a Broadband Internet Subscription	2,160	83.66%

Table 2.4.10: City of Brookville Race and Ethnicity Statistics 2022 ACS 5-Year Estimates

Race and Ethnicity	Number	Percentage
Total Population	6,035	100%
White	5,329	88.30%
Black or African American	61	1.01%
American Indian and Alaska Native	0	0.00%
Asian	350	5.80%
Native Hawaiian and Other Pacific Islander	0	0.00%
Some Other Race	14	0.23%
Two or More Races	230	3.81%
Hispanic or Latino (of any race)	51	0.85%

Table 2.4.11: City of Brookville Language Spoken at Home Statistics 2022 ACS 5-Year Estimates

Language Statistics	Number	Percentage
Total Population (over 5 years old)	5,764	100%
English only	5,404	93.75%
Spanish	10	0.17%
Other Indo-European languages	286	4.96%
Asian and Pacific Island languages	64	1.11%
Other languages	0	0.00%

Table 2.4.12: City of Brookville Income Statistics 2022 ACS 5-Year Estimates

Household Income Statistics	Percentage of Households
Less than \$10,000	3.30%
\$10,000 to \$14,999	4.70%
\$15,000 to \$24,999	10.30%
\$25,000 to \$34,999	7.40%
\$35,000 to \$49,999	12.20%
\$50,000 to \$74,999	24.10%
\$75,000 to \$99,999	13.10%
\$100,000 to \$149,999	14.70%
\$150,000 to \$199,999	4.80%
\$200,000 or more	5.40%
Median Household Income	\$59,158
Mean Household Income	\$81,896

***City of Carlisle (This majority of this jurisdiction lies in Warren County)**

Tables 2.4.13 to 2.4.18 summarize the City of Carlisle's population, housing statistics, and income statistics. There are 2,231 households of which 22.81 percent have at least one member under 18 years of age, and 39.10 percent have members 65 years and over. The largest percentage of households (19.00 percent) had an income between \$50,000 to \$74,999; approximately 5.20 percent of households had an annual income of less than \$10,000. In 2022, the largest racial group in the City of Carlisle was the White (non-Hispanic) group, which makes up 90.85 percent of the population. Asian is the second largest race (3.24 percent). Approximately 1.94 percent of the city's population speak Spanish at home. In addition, 3.85 percent speak another Indo-European language, 0.00 percent speak an Asian and Pacific Island language, and 0.00 percent speak another language.

Table 2.4.13: City of Carlisle Population by Age 2022 ACS 5-Year Estimates

Age	Number	Percentage
Total Population	5,488	100%
Under 18 Years	1,050	19.13%
18 to 24 Years	741	13.50%
25 to 34 Years	519	9.46%
35 to 44 Years	616	11.22%
45 to 54 Years	763	13.90%
55 to 64 Years	562	10.24%
65 Years and Over	1,237	22.54%

Table 2.4.14: City of Carlisle Housing Statistics 2022 ACS 5-Year Estimates

Housing Statistics	Number	Percentage
Total Housing Units	2,435	100%
Occupied Housing Units	2,231	91.62%
Housing Units - Mobile Homes	25	1.12%
Vacant Housing Units	204	8.38%

Table 2.4.15: City of Carlisle Household Statistics 2022 ACS 5-Year Estimates

Household Statistics	Number	Percentage
Total Households	2,231	-
Average Household Size	2.43	-
Households with People Under 18 Years	509	22.81%
Households with People 65+ Years	872	39.10%
Householder Living Alone 65+ Years	308	13.80%
No Vehicle Available	93	4.17%
With a Broadband Internet Subscription	1,969	88.26%

Table 2.4.16: City of Carlisle Race and Ethnicity Statistics 2022 ACS 5-Year Estimates

Race and Ethnicity	Number	Percentage
Total Population	5,488	100%
White	4,986	90.85%
Black or African American	17	0.31%
American Indian and Alaska Native	32	0.58%
Asian	178	3.24%
Native Hawaiian and Other Pacific Islander	0	0.00%
Some Other Race	0	0.00%
Two or More Races	142	2.59%
Hispanic or Latino (of any race)	133	2.42%

Table 2.4.17: City of Carlisle Language Spoken at Home Statistics 2022 ACS 5-Year Estimates

Language Statistics	Number	Percentage
Total Population (over 5 years old)	5,250	100%
English only	4,946	94.21%
Spanish	102	1.94%
Other Indo-European languages	202	3.85%
Asian and Pacific Island languages	0	0.00%
Other languages	0	0.00%

Table 2.4.18: City of Carlisle Income Statistics 2022 ACS 5-Year Estimates

Household Income Statistics	Percentage of Households
Less than \$10,000	5.20%
\$10,000 to \$14,999	2.90%
\$15,000 to \$24,999	11.10%
\$25,000 to \$34,999	7.40%
\$35,000 to \$49,999	8.50%
\$50,000 to \$74,999	19.00%
\$75,000 to \$99,999	17.40%
\$100,000 to \$149,999	18.60%
\$150,000 to \$199,999	5.60%
\$200,000 or more	4.30%
Median Household Income	\$69,513
Mean Household Income	\$86,672

City of Centerville

Tables 2.4.19 to 2.4.24 summarize the City of Centerville's population, housing statistics, and income statistics. There are 11,489 households of which 21.47 percent have at least one member under 18 years of age, and 41.70 percent have members 65 years and over. The largest percentage of households (17.50 percent) had an income between \$100,000 to \$149,999; approximately 2.80 percent of households had an annual income of less than \$10,000. In 2022, the largest racial group in the City of Centerville was the White (non-Hispanic) group, which makes up 83.37 percent of the population. Black or African American is the second largest race (5.70 percent). Approximately 2.46 percent of the city's population speak Spanish at home. In addition, 3.68 percent speak another Indo-European language, 2.20 percent speak an Asian and Pacific Island language, and 1.81 percent speak another language.

Table 2.4.19: City of Centerville Population by Age 2022 ACS 5-Year Estimates

Age	Number	Percentage
Total Population	24,510	100%
Under 18 Years	4,335	17.69%
18 to 24 Years	1,481	6.04%
25 to 34 Years	3,050	12.44%
35 to 44 Years	2,501	10.20%
45 to 54 Years	2,382	9.72%
55 to 64 Years	3,567	14.55%
65 Years and More	7,194	29.35%

Table 2.4.20: City of Centerville Housing Statistics 2022 ACS 5-Year Estimates

Housing Statistics	Number	Percentage
Total Housing Units	12,001	100%
Occupied Housing Units	11,489	95.73%
Housing Units - Mobile Homes	24	0.21%
Vacant Housing Units	512	4.27%

Table 2.4.21: City of Centerville Household Statistics 2022 ACS 5-Year Estimates

Household Statistics	Number	Percentage
Total Households	11,489	-
Average Household Size	2.07	-
Households with People Under 18 Years	2,467	21.47%
Households with People 65+ Years	4,791	41.70%
Householder Living Alone 65+ Years	2,286	19.90%
No Vehicle Available	767	6.68%
With a Broadband Internet Subscription	10,690	93.05%

Table 2.4.22: City of Centerville Race and Ethnicity Statistics 2022 ACS 5-Year Estimates

Race and Ethnicity	Number	Percentage
Total Population	24,510	100%
White	20,435	83.37%
Black or African American	1,398	5.70%
American Indian or Alaska Native	12	0.05%
Asian	1,094	4.46%
Native Hawaiian or Other Pacific Islander	0	0.00%
Some Other Race (One Race)	71	0.29%
Two or More Races	438	1.79%
Hispanic or Latino (of any race)	1,062	4.33%

Table 2.4.23: City of Centerville Language Spoken at Home Statistics 2022 ACS 5-Year Estimates

Language Statistics	Number	Percentage
Total Population (over 5 years old)	23,113	100%
English only	20,766	89.85%
Spanish	569	2.46%
Other Indo-European languages	851	3.68%
Asian and Pacific Island languages	508	2.20%
Other languages	419	1.81%

Table 2.4.24: City of Centerville Income Statistics 2022 ACS 5-Year Estimates

Household Income Statistics	Percentage of Households
Less than \$10,000	2.80%
\$10,000 to \$14,999	3.50%
\$15,000 to \$24,999	6.80%
\$25,000 to \$34,999	7.00%
\$35,000 to \$49,999	12.80%
\$50,000 to \$74,999	14.60%
\$75,000 to \$99,999	13.90%
\$100,000 to \$149,999	17.50%
\$150,000 to \$199,999	11.40%
\$200,000 or more	9.80%
Median Household Income	\$79,509
Mean Household Income	\$103,868

City of Clayton

Tables 2.4.25 to 2.4.30 summarize the City of Clayton's population, housing statistics, and income statistics. There are 5,453 households of which 24.70 percent have at least one member under 18 years of age, and 38.90 percent have members 65 years and over. The largest percentage of households (20.00 percent) had an income between \$100,000 to \$149,999; approximately 1.20 percent of households had an annual income of less than \$10,000. In 2022, the largest racial group in the City of Clayton was the White (non-Hispanic) group, which makes up 61.74 percent of the population. Black or African American is the second largest race (29.39 percent). Approximately 1.57 percent of the city's population speak Spanish at home. In addition, 2.04 percent speak another Indo-European language, 0.23 percent speak an Asian and Pacific Island language, and 0.26 percent speak another language.

Table 2.4.25: City of Clayton Population by Age 2022 ACS 5-Year Estimates

Age	Number	Percentage
Total Population	13,292	100%
Under 18 Years	2,770	20.84%
18 to 24 Years	735	5.53%
25 to 34 Years	1,674	12.59%
35 to 44 Years	1,257	9.46%
45 to 54 Years	1,664	12.52%
55 to 64 Years	2,028	15.26%
65 Years and More	3,164	23.80%

Table 2.4.26: City of Clayton Housing Statistics 2022 ACS 5-Year Estimates

Housing Statistics	Number	Percentage
Total Housing Units	5,663	100%
Occupied Housing Units	5,453	96.29%
Housing Units - Mobile Homes	0	0.00%
Vacant Housing Units	210	3.71%

Table 2.4.27: City of Clayton Household Statistics 2022 ACS 5-Year Estimates

Household Statistics	Number	Percentage
Total Households	5,453	-
Average Household Size	2.42	-
Households with People Under 18 Years	1,347	24.70%
Households with People 65+ Years	2,121	38.90%
Householder Living Alone 65+ Years	654	12.00%
No Vehicle Available	52	0.95%
With a Broadband Internet Subscription	5,189	95.16%

Table 2.4.28: City of Clayton Race and Ethnicity Statistics 2022 ACS 5-Year Estimates

Race and Ethnicity	Number	Percentage
Total Population	13,292	100%
White	8,206	61.74%
Black or African American	3,907	29.39%
American Indian or Alaska Native	58	0.44%
Asian	201	1.51%
Native Hawaiian or Other Pacific Islander	0	0.00%
Some Other Race (One Race)	41	0.31%
Two or More Races	660	4.97%
Hispanic or Latino (of any race)	219	1.65%

Table 2.4.29: City of Clayton Language Spoken at Home Statistics 2022 ACS 5-Year Estimates

Language Statistics	Number	Percentage
Total Population (over 5 years old)	12,395	100%
English only	11,886	95.89%
Spanish	195	1.57%
Other Indo-European languages	253	2.04%
Asian and Pacific Island languages	29	0.23%
Other languages	32	0.26%

Table 2.4.30: City of Clayton Income Statistics 2022 ACS 5-Year Estimates

Household Income Statistics	Percentage of Households
Less than \$10,000	1.20%
\$10,000 to \$14,999	2.90%
\$15,000 to \$24,999	3.10%
\$25,000 to \$34,999	6.70%
\$35,000 to \$49,999	10.50%
\$50,000 to \$74,999	14.20%
\$75,000 to \$99,999	19.80%
\$100,000 to \$149,999	20.00%
\$150,000 to \$199,999	11.90%
\$200,000 or more	9.70%
Median Household Income	\$89,282
Mean Household Income	\$104,234

City of Dayton

Tables 2.4.31 to 2.4.36 summarize the City of Dayton's population, housing statistics, and income statistics. There are 57,362 households of which 21.54 percent have at least one member under 18 years of age, and 25.50 percent have members 65 years and over. The largest percentage of households (17.10 percent) had an income between \$50,000 to \$74,999; approximately 10.10 percent of households had an annual income of less than \$10,000. In 2022, the largest racial group in the City of Dayton was the White (non-Hispanic) group, which makes up 50.29 percent of the population. Black or African American is the second largest race (37.88 percent). Approximately 3.62 percent of the city's population speak Spanish at home. In addition, 1.11 percent speak another Indo-European language, 1.19 percent speak an Asian and Pacific Island language, and 1.23 percent speak another language.

Table 2.4.31: City of Dayton Population by Age 2022 ACS 5-Year Estimates

Age	Number	Percentage
Total Population	137,305	100%
Under 18 Years	28,707	20.91%
18 to 24 Years	20,723	15.09%
25 to 34 Years	21,171	15.42%
35 to 44 Years	15,845	11.54%
45 to 54 Years	14,959	10.89%
55 to 64 Years	17,486	12.74%
65 Years and More	18,414	13.41%

Table 2.4.32: City of Dayton Housing Statistics 2022 ACS 5-Year Estimates

Housing Statistics	Number	Percentage
Total Housing Units	137,305	100%
Occupied Housing Units	28,707	20.91%
Housing Units - Mobile Homes	20,723	15.09%
Vacant Housing Units	21,171	15.42%

Table 2.4.33: City of Dayton Household Statistics 2022 ACS 5-Year Estimates

Household Statistics	Number	Percentage
Total Households	57,362	-
Average Household Size	2.17	-
Households with People Under 18 Years	12,358	21.54%
Households with People 65+ Years	14,627	25.50%
Householder Living Alone 65+ Years	7,801	13.60%
No Vehicle Available	10,036	17.50%
With a Broadband Internet Subscription	47,206	82.29%

Table 2.4.34: City of Dayton Race and Ethnicity Statistics 2022 ACS 5-Year Estimates

Race and Ethnicity	Number	Percentage
Total Population	137,305	100%
White	69,056	50.29%
Black or African American	52,010	37.88%
American Indian or Alaska Native	257	0.19%
Asian	1,767	1.29%
Native Hawaiian or Other Pacific Islander	26	0.02%
Some Other Race (One Race)	611	0.44%
Two or More Races	6,406	4.67%
Hispanic or Latino (of any race)	7,172	5.22%

Table 2.4.35: City of Dayton Language Spoken at Home Statistics 2022 ACS 5-Year Estimates

Language Statistics	Number	Percentage
Total Population (over 5 years old)	128,858	100%
English only	119,637	92.84%
Spanish	4,671	3.62%
Other Indo-European languages	1,429	1.11%
Asian and Pacific Island languages	1,539	1.19%
Other languages	1,582	1.23%

Table 2.4.36: City of Dayton Income Statistics 2022 ACS 5-Year Estimates

Household Income Statistics	Percentage of Households
Less than \$10,000	10.10%
\$10,000 to \$14,999	8.70%
\$15,000 to \$24,999	13.70%
\$25,000 to \$34,999	10.80%
\$35,000 to \$49,999	14.30%
\$50,000 to \$74,999	17.10%
\$75,000 to \$99,999	10.20%
\$100,000 to \$149,999	9.40%
\$150,000 to \$199,999	3.20%
\$200,000 or more	2.40%
Median Household Income	\$41,443
Mean Household Income	\$57,574

City of Englewood

Tables 2.4.37 to 2.4.42 summarize the City of Englewood's population, housing statistics, and income statistics. There are 5,636 households of which 24.89 percent have at least one member under 18 years of age, and 36.60 percent have members 65 years and over. The largest percentage of households (17.20 percent) had an income between \$50,000 to \$74,999; approximately 2.40 percent of households had an annual income of less than \$10,000. In 2022, the largest racial group in the City of Englewood was the White (non-Hispanic) group, which makes up 76.80 percent of the population. Black or African American is the second largest race (15.35 percent). Approximately 1.55 percent of the city's population speak Spanish at home. In addition, 0.28 percent speak another Indo-European language, 1.13 percent speak an Asian and Pacific Island language, and 1.09 percent speak another language.

Table 2.4.37: City of Englewood Population by Age 2022 ACS 5-Year Estimates

Age	Number	Percentage
Total Population	13,433	100%
Under 18 Years	3,283	24.44%
18 to 24 Years	784	5.84%
25 to 34 Years	1,392	10.36%
35 to 44 Years	1,606	11.96%
45 to 54 Years	1,345	10.01%
55 to 64 Years	2,050	15.26%
65 Years and More	2,973	22.13%

Table 2.4.38: City of Englewood Housing Statistics 2022 ACS 5-Year Estimates

Housing Statistics	Number	Percentage
Total Housing Units	5,938	100%
Occupied Housing Units	5,636	94.91%
Housing Units - Mobile Homes	0	0.00%
Vacant Housing Units	302	5.09%

Table 2.4.39: City of Englewood Household Statistics 2022 ACS 5-Year Estimates

Household Statistics	Number	Percentage
Total Households	5,636	-
Average Household Size	2.33	-
Households with People Under 18 Years	1,403	24.89%
Households with People 65+ Years	2,063	36.60%
Householder Living Alone 65+ Years	1,088	19.30%
No Vehicle Available	335	5.94%
With a Broadband Internet Subscription	5,245	93.06%

Table 2.4.40: City of Englewood Race and Ethnicity Statistics 2022 ACS 5-Year Estimates

Race and Ethnicity	Number	Percentage
Total Population	13,433	100%
White	10,317	76.80%
Black or African American	2,062	15.35%
American Indian or Alaska Native	8	0.06%
Asian	127	0.95%
Native Hawaiian or Other Pacific Islander	5	0.04%
Some Other Race (One Race)	24	0.18%
Two or More Races	761	5.67%
Hispanic or Latino (of any race)	129	0.96%

Table 2.4.41: City of Englewood Language Spoken at Home Statistics 2022 ACS 5-Year Estimates

Language Statistics	Number	Percentage
Total Population (over 5 years old)	12,598	100%
English only	12,089	95.96%
Spanish	195	1.55%
Other Indo-European languages	35	0.28%
Asian and Pacific Island languages	142	1.13%
Other languages	137	1.09%

Table 2.4.42: City of Englewood Income Statistics 2022 ACS 5-Year Estimates

Household Income Statistics	Percentage of Households
Less than \$10,000	2.40%
\$10,000 to \$14,999	8.50%
\$15,000 to \$24,999	4.60%
\$25,000 to \$34,999	7.80%
\$35,000 to \$49,999	14.40%
\$50,000 to \$74,999	17.20%
\$75,000 to \$99,999	12.30%
\$100,000 to \$149,999	16.80%
\$150,000 to \$199,999	10.90%
\$200,000 or more	5.00%
Median Household Income	\$67,769
Mean Household Income	\$85,686

City of Germantown

Tables 2.4.43 to 2.4.48 summarize the City of Germantown's population, housing statistics, and income statistics. There are 2,212 households of which 30.65 percent have at least one member under 18 years of age, and 34.40 percent have members 65 years and over. The largest percentage of households (31.00 percent) had an income between \$100,000 to \$149,999; approximately 1.40 percent of households had an annual income of less than \$10,000. In 2022, the largest racial group in the City of Germantown was the White (non-Hispanic) group, which makes up 95.76 percent of the population. Two or More Races is the second largest race (2.46 percent). Approximately 0.00 percent of the city's population speak Spanish at home. In addition, 0.17 percent speak another Indo-European language.

Table 2.4.43: City of Germantown Population by Age 2022 ACS 5-Year Estimates

Age	Number	Percentage
Total Population	5,784	100%
Under 18 Years	1,425	24.64%
18 to 24 Years	674	11.65%
25 to 34 Years	422	7.30%
35 to 44 Years	447	7.73%
45 to 54 Years	995	17.20%
55 to 64 Years	791	13.68%
65 Years and More	1,030	17.81%

Table 2.4.44: City of Germantown Housing Statistics 2022 ACS 5-Year Estimates

Housing Statistics	Number	Percentage
Total Housing Units	2,351	100%
Occupied Housing Units	2,212	94.09%
Housing Units - Mobile Homes	46	2.08%
Vacant Housing Units	139	5.91%

Table 2.4.45: City of Germantown Household Statistics 2022 ACS 5-Year Estimates

Household Statistics	Number	Percentage
Total Households	2,212	-
Average Household Size	2.59	-
Households with People Under 18 Years	678	30.65%
Households with People 65+ Years	761	34.40%
Householder Living Alone 65+ Years	361	16.30%
No Vehicle Available	107	4.84%
With a Broadband Internet Subscription	2,008	90.78%

Table 2.4.46: City of Germantown Race and Ethnicity Statistics 2022 ACS 5-Year Estimates

Race and Ethnicity	Number	Percentage
Total Population	5,784	100%
White	5,539	95.76%
Black or African American	0	0.00%
American Indian or Alaska Native	0	0.00%
Asian	0	0.00%
Native Hawaiian or Other Pacific Islander	0	0.00%
Some Other Race (One Race)	0	0.00%
Two or More Races	142	2.46%
Hispanic or Latino (of any race)	103	1.78%

Table 2.4.47: City of Germantown Language Spoken at Home Statistics 2022 ACS 5-Year Estimates

Language Statistics	Number	Percentage
Total Population (over 5 years old)	5,347	100%
English only	5,338	99.83%
Spanish	0	0.00%
Other Indo-European languages	9	0.17%
Asian and Pacific Island languages	0	0.00%
Other languages	0	0.00%

Table 2.4.48: City of Germantown Income Statistics 2022 ACS 5-Year Estimates

Household Income Statistics	Percentage of Households
Less than \$10,000	1.40%
\$10,000 to \$14,999	4.60%
\$15,000 to \$24,999	8.00%
\$25,000 to \$34,999	3.40%
\$35,000 to \$49,999	11.90%
\$50,000 to \$74,999	12.20%
\$75,000 to \$99,999	22.50%
\$100,000 to \$149,999	31.00%
\$150,000 to \$199,999	3.00%
\$200,000 or more	1.90%
Median Household Income	\$86,524
Mean Household Income	\$84,449

City of Huber Heights

Tables 2.4.49 to 2.4.54 summarize the City of Huber Heights's population, housing statistics, and income statistics. There are 16,969 households of which 30.18 percent have at least one member under 18 years of age, and 29.90 percent have members 65 years and over. The largest percentage of households (21.40 percent) had an income between \$100,000 to \$149,999; approximately 3.60 percent of households had an annual income of less than \$10,000. In 2022, the largest racial group in the City of Huber Heights was the White (non-Hispanic) group, which makes up 74.13 percent of the population. Black or African American is the second largest race (15.72 percent). Approximately 2.13 percent of the city's population speak Spanish at home. In addition, 1.85 percent speak another Indo-European language, 4.98 percent speak an Asian and Pacific Island language, and 1.56 percent speak another language.

Table 2.4.49: City of Huber Heights Population by Age 2022 ACS 5-Year Estimates

Age	Number	Percentage
Total Population	43,095	100%
Under 18 Years	10,955	25.42%
18 to 24 Years	3,477	8.07%
25 to 34 Years	6,293	14.60%
35 to 44 Years	5,425	12.59%
45 to 54 Years	5,199	12.06%
55 to 64 Years	4,894	11.36%
65 Years and More	6,852	15.90%

Table 2.4.50: City of Huber Heights Housing Statistics 2022 ACS 5-Year Estimates

Housing Statistics	Number	Percentage
Total Housing Units	17,491	100%
Occupied Housing Units	16,969	97.02%
Housing Units - Mobile Homes	119	0.70%
Vacant Housing Units	522	2.98%

Table 2.4.51: City of Huber Heights Household Statistics 2022 ACS 5-Year Estimates

Household Statistics	Number	Percentage
Total Households	16,969	-
Average Household Size	2.53	-
Households with People Under 18 Years	5,122	30.18%
Households with People 65+ Years	5,074	29.90%
Householder Living Alone 65+ Years	2,019	11.90%
No Vehicle Available	716	4.22%
With a Broadband Internet Subscription	15,778	92.98%

Table 2.4.52: City of Huber Heights Race and Ethnicity Statistics 2022 ACS 5-Year Estimates

Race and Ethnicity	Number	Percentage
Total Population	43,095	100%
White	31,947	74.13%
Black or African American	6,773	15.72%
American Indian or Alaska Native	48	0.11%
Asian	1,103	2.56%
Native Hawaiian or Other Pacific Islander	0	0.00%
Some Other Race (One Race)	126	0.29%
Two or More Races	1,864	4.33%
Hispanic or Latino (of any race)	1,234	2.86%

Table 2.4.53: City of Huber Heights Language Spoken at Home Statistics 2022 ACS 5-Year Estimates

Language Statistics	Number	Percentage
Total Population (over 5 years old)	40,014	100%
English only	35,800	89.47%
Spanish	853	2.13%
Other Indo-European languages	742	1.85%
Asian and Pacific Island languages	1,993	4.98%
Other languages	626	1.56%

Table 2.4.54: City of Huber Heights Income Statistics 2022 ACS 5-Year Estimates

Household Income Statistics	Percentage of Households
Less than \$10,000	3.60%
\$10,000 to \$14,999	2.60%
\$15,000 to \$24,999	4.50%
\$25,000 to \$34,999	7.70%
\$35,000 to \$49,999	13.30%
\$50,000 to \$74,999	17.50%
\$75,000 to \$99,999	16.40%
\$100,000 to \$149,999	21.40%
\$150,000 to \$199,999	7.50%
\$200,000 or more	5.50%
Median Household Income	\$75,903
Mean Household Income	\$88,359

City of Kettering

Tables 2.4.55 to 2.4.60 summarize the City of Kettering's population, housing statistics, and income statistics. There are 26,355 households of which 23.96 percent have at least one member under 18 years of age, and 31.00 percent have members 65 years and over. The largest percentage of households (17.90 percent) had an income between \$50,000 to \$74,999; approximately 4.30 percent of households had an annual income of less than \$10,000. In 2022, the largest racial group in the City of Kettering was the White (non-Hispanic) group, which makes up 85.95 percent of the population. Black or African American is the second largest race (5.59 percent). Approximately 1.42 percent of the city's population speak Spanish at home. In addition, 1.54 percent speak another Indo-European language, 1.19 percent speak an Asian and Pacific Island language, and 2.25 percent speak another language.

Table 2.4.55: City of Kettering Population by Age 2022 ACS 5-Year Estimates

Age	Number	Percentage
Total Population	57,707	100%
Under 18 Years	12,123	21.01%
18 to 24 Years	4,324	7.49%
25 to 34 Years	9,118	15.80%
35 to 44 Years	7,082	12.27%
45 to 54 Years	6,175	10.70%
55 to 64 Years	7,790	13.50%
65 Years and More	11,095	19.23%

Table 2.4.56: City of Kettering Housing Statistics 2022 ACS 5-Year Estimates

Housing Statistics	Number	Percentage
Total Housing Units	27,764	100%
Occupied Housing Units	26,355	94.93%
Housing Units - Mobile Homes	111	0.42%
Vacant Housing Units	1,409	5.07%

Table 2.4.57: City of Kettering Household Statistics 2022 ACS 5-Year Estimates

Household Statistics	Number	Percentage
Total Households	26,355	-
Average Household Size	2.17	-
Households with People Under 18 Years	6,314	23.96%
Households with People 65+ Years	8,170	31.00%
Householder Living Alone 65+ Years	3,953	15.00%
No Vehicle Available	1,555	5.90%
With a Broadband Internet Subscription	24,308	92.23%

Table 2.4.58: City of Kettering Race and Ethnicity Statistics 2022 ACS 5-Year Estimates

Race and Ethnicity	Number	Percentage
Total Population	57,707	100%
White	49,600	85.95%
Black or African American	3,224	5.59%
American Indian or Alaska Native	7	0.01%
Asian	1,255	2.17%
Native Hawaiian or Other Pacific Islander	0	0.00%
Some Other Race (One Race)	221	0.38%
Two or More Races	2,083	3.61%
Hispanic or Latino (of any race)	1,317	2.28%

Table 2.4.59: City of Kettering Language Spoken at Home Statistics 2022 ACS 5-Year Estimates

Language Statistics	Number	Percentage
Total Population (over 5 years old)	54,431	100%
English only	50,946	93.60%
Spanish	775	1.42%
Other Indo-European languages	837	1.54%
Asian and Pacific Island languages	650	1.19%
Other languages	1,223	2.25%

Table 2.4.60: City of Kettering Income Statistics 2022 ACS 5-Year Estimates

Household Income Statistics	Percentage of Households
Less than \$10,000	4.30%
\$10,000 to \$14,999	3.20%
\$15,000 to \$24,999	7.50%
\$25,000 to \$34,999	8.60%
\$35,000 to \$49,999	12.60%
\$50,000 to \$74,999	17.90%
\$75,000 to \$99,999	17.20%
\$100,000 to \$149,999	17.20%
\$150,000 to \$199,999	6.30%
\$200,000 or more	5.10%
Median Household Income	\$69,818
Mean Household Income	\$88,436

City of Miamisburg

Tables 2.4.61 to 2.4.66 summarize the City of Miamisburg's population, housing statistics, and income statistics. There are 7,560 households of which 30.29 percent have at least one member under 18 years of age, and 33.50 percent have members 65 years and over. The largest percentage of households (22.90 percent) had an income between \$100,000 to \$149,999; approximately 2.70 percent of households had an annual income of less than \$10,000. In 2022, the largest racial group in the City of Miamisburg was the White (non-Hispanic) group, which makes up 91.34 percent of the population. Two or More Races is the second largest race (2.79 percent). Approximately 0.83 percent of the city's population speak Spanish at home. In addition, 0.49 percent speak another Indo-European language, 1.97 percent speak an Asian and Pacific Island language, and 0.08 percent speak another language.

Table 2.4.61: City of Miamisburg Population by Age 2022 ACS 5-Year Estimates

Age	Number	Percentage
Total Population	19,877	100%
Under 18 Years	4,615	23.22%
18 to 24 Years	1,271	6.39%
25 to 34 Years	2,710	13.63%
35 to 44 Years	2,423	12.19%
45 to 54 Years	2,090	10.51%
55 to 64 Years	3,141	15.80%
65 Years and More	3,627	18.25%

Table 2.4.62: City of Miamisburg Housing Statistics 2022 ACS 5-Year Estimates

Housing Statistics	Number	Percentage
Total Housing Units	7,890	100%
Occupied Housing Units	7,560	95.82%
Housing Units - Mobile Homes	0	0.00%
Vacant Housing Units	330	4.18%

Table 2.4.63: City of Miamisburg Household Statistics 2022 ACS 5-Year Estimates

Household Statistics	Number	Percentage
Total Households	7,560	-
Average Household Size	2.59	-
Households with People Under 18 Years	2,290	30.29%
Households with People 65+ Years	2,533	33.50%
Householder Living Alone 65+ Years	1,043	13.80%
No Vehicle Available	404	5.34%
With a Broadband Internet Subscription	6,654	88.02%

Table 2.4.64: City of Miamisburg Race and Ethnicity Statistics 2022 ACS 5-Year Estimates

Race and Ethnicity	Number	Percentage
Total Population	19,877	100%
White	18,156	91.34%
Black or African American	534	2.69%
American Indian or Alaska Native	57	0.29%
Asian	288	1.45%
Native Hawaiian or Other Pacific Islander	0	0.00%
Some Other Race (One Race)	33	0.17%
Two or More Races	554	2.79%
Hispanic or Latino (of any race)	255	1.28%

Table 2.4.65: City of Miamisburg Language Spoken at Home Statistics 2022 ACS 5-Year Estimates

Language Statistics	Number	Percentage
Total Population (over 5 years old)	18,699	100%
English only	18,068	96.63%
Spanish	156	0.83%
Other Indo-European languages	92	0.49%
Asian and Pacific Island languages	368	1.97%
Other languages	15	0.08%

Table 2.4.66: City of Miamisburg Income Statistics 2022 ACS 5-Year Estimates

Household Income Statistics	Percentage of Households
Less than \$10,000	2.70%
\$10,000 to \$14,999	3.70%
\$15,000 to \$24,999	5.00%
\$25,000 to \$34,999	7.30%
\$35,000 to \$49,999	13.00%
\$50,000 to \$74,999	18.40%
\$75,000 to \$99,999	10.30%
\$100,000 to \$149,999	22.90%
\$150,000 to \$199,999	8.00%
\$200,000 or more	8.60%
Median Household Income	\$74,711
Mean Household Income	\$93,130

City of Moraine

Tables 2.4.67 to 2.4.72 summarize the City of Moraine's population, housing statistics, and income statistics. There are 2,687 households of which 27.43 percent have at least one member under 18 years of age, and 26.20 percent have members 65 years and over. The largest percentage of households (16.40 percent) had an income between \$50,000 to \$74,999; approximately 8.90 percent of households had an annual income of less than \$10,000. In 2022, the largest racial group in the City of Moraine was the White (non-Hispanic) group, which makes up 70.64 percent of the population. Black or African American is the second largest race (14.70 percent). Approximately 5.88 percent of the city's population speak Spanish at home. In addition, 0.00 percent speak another Indo-European language, 1.52 percent speak an Asian and Pacific Island language, and 0.31 percent speak another language.

Table 2.4.67: City of Moraine Population by Age 2022 ACS 5-Year Estimates

Age	Number	Percentage
Total Population	6,484	100%
Under 18 Years	1,881	29.01%
18 to 24 Years	477	7.36%
25 to 34 Years	975	15.04%
35 to 44 Years	855	13.19%
45 to 54 Years	528	8.14%
55 to 64 Years	845	13.03%
65 Years and More	923	14.24%

Table 2.4.68: City of Moraine Housing Statistics 2022 ACS 5-Year Estimates

Housing Statistics	Number	Percentage
Total Housing Units	3,088	100%
Occupied Housing Units	2,687	87.01%
Housing Units - Mobile Homes	96	3.57%
Vacant Housing Units	401	12.99%

Table 2.4.69: City of Moraine Household Statistics 2022 ACS 5-Year Estimates

Household Statistics	Number	Percentage
Total Households	2,687	-
Average Household Size	2.37	-
Households with People Under 18 Years	737	27.43%
Households with People 65+ Years	704	26.20%
Householder Living Alone 65+ Years	398	14.80%
No Vehicle Available	234	8.71%
With a Broadband Internet Subscription	2,239	83.33%

Table 2.4.70: City of Moraine Race and Ethnicity Statistics 2022 ACS 5-Year Estimates

Race and Ethnicity	Number	Percentage
Total Population	6,484	100%
White	4,580	70.64%
Black or African American	953	14.70%
American Indian or Alaska Native	0	0.00%
Asian	129	1.99%
Native Hawaiian or Other Pacific Islander	0	0.00%
Some Other Race (One Race)	0	0.00%
Two or More Races	167	2.58%
Hispanic or Latino (of any race)	655	10.10%

Table 2.4.71: City of Moraine Language Spoken at Home Statistics 2022 ACS 5-Year Estimates

Language Statistics	Number	Percentage
Total Population (over 5 years old)	6,174	100%
English only	5,698	92.29%
Spanish	363	5.88%
Other Indo-European languages	0	0.00%
Asian and Pacific Island languages	94	1.52%
Other languages	19	0.31%

Table 2.4.72: City of Moraine Income Statistics 2022 ACS 5-Year Estimates

Household Income Statistics	Percentage of Households
Less than \$10,000	8.90%
\$10,000 to \$14,999	7.50%
\$15,000 to \$24,999	10.90%
\$25,000 to \$34,999	16.00%
\$35,000 to \$49,999	13.20%
\$50,000 to \$74,999	16.40%
\$75,000 to \$99,999	10.80%
\$100,000 to \$149,999	11.70%
\$150,000 to \$199,999	3.20%
\$200,000 or more	1.30%
Median Household Income	\$40,793
Mean Household Income	\$56,293

City of Oakwood

Tables 2.4.73 to 2.4.78 summarize the City of Oakwood's population, housing statistics, and income statistics. There are 3,610 households of which 40.11 percent have at least one member under 18 years of age, and 23.00 percent have members 65 years and over. The largest percentage of households (29.10 percent) had an income of \$200,000 or more; approximately 1.30 percent of households had an annual income of less than \$10,000. In 2022, the largest racial group in the City of Oakwood was the White (non-Hispanic) group, which makes up 91.53 percent of the population. Two or More Races is the second largest race (3.32 percent). Approximately 0.81 percent of the city's population speak Spanish at home. In addition, 1.52 percent speak another Indo-European language, 2.76 percent speak an Asian and Pacific Island language, and 0.17 percent speak another language.

Table 2.4.73: City of Oakwood Population by Age 2022 ACS 5-Year Estimates

Age	Number	Percentage
Total Population	9,496	100%
Under 18 Years	2,845	29.96%
18 to 24 Years	422	4.44%
25 to 34 Years	998	10.51%
35 to 44 Years	1,198	12.62%
45 to 54 Years	1,895	19.96%
55 to 64 Years	1,011	10.65%
65 Years and More	1,127	11.87%

Table 2.4.74: City of Oakwood Housing Statistics 2022 ACS 5-Year Estimates

Housing Statistics	Number	Percentage
Total Housing Units	3,864	100%
Occupied Housing Units	3,610	93.43%
Housing Units - Mobile Homes	0	0.00%
Vacant Housing Units	254	6.57%

Table 2.4.75: City of Oakwood Household Statistics 2022 ACS 5-Year Estimates

Household Statistics	Number	Percentage
Total Households	3,610	-
Average Household Size	2.63	--
Households with People Under 18 Years	1,448	40.11%
Households with People 65+ Years	830	23.00%
Householder Living Alone 65+ Years	357	9.90%
No Vehicle Available	96	2.66%
With a Broadband Internet Subscription	3,514	97.34%

Table 2.4.76: City of Oakwood Race and Ethnicity Statistics 2022 ACS 5-Year Estimates

Race and Ethnicity	Number	Percentage
Total Population	9,496	100%
White	8,692	91.53%
Black or African American	38	0.40%
American Indian or Alaska Native	0	0.00%
Asian	291	3.06%
Native Hawaiian or Other Pacific Islander	0	0.00%
Some Other Race (One Race)	0	0.00%
Two or More Races	315	3.32%
Hispanic or Latino (of any race)	160	1.68%

Table 2.4.77: City of Oakwood Language Spoken at Home Statistics 2022 ACS 5-Year Estimates

Language Statistics	Number	Percentage
Total Population (over 5 years old)	9,058	100%
English only	8,582	94.74%
Spanish	73	0.81%
Other Indo-European languages	138	1.52%
Asian and Pacific Island languages	250	2.76%
Other languages	15	0.17%

Table 2.4.78: City of Oakwood Income Statistics 2022 ACS 5-Year Estimates

Household Income Statistics	Percentage of Households
Less than \$10,000	1.30%
\$10,000 to \$14,999	4.20%
\$15,000 to \$24,999	2.70%
\$25,000 to \$34,999	2.20%
\$35,000 to \$49,999	5.80%
\$50,000 to \$74,999	9.20%
\$75,000 to \$99,999	10.40%
\$100,000 to \$149,999	16.60%
\$150,000 to \$199,999	18.40%
\$200,000 or more	29.10%
Median Household Income	\$132,722
Mean Household Income	\$179,717

City of Riverside

Tables 2.4.79 to 2.4.84 summarize the City of Riverside's population, housing statistics, and income statistics. There are 10,820 households of which 21.78 percent have at least one member under 18 years of age, and 26.70 percent have members 65 years and over. The largest percentage of households (20.20 percent) had an income between \$50,000 to \$74,999; approximately 5.20 percent of households had an annual income of less than \$10,000. In 2022, the largest racial group in the City of Riverside was the White (non-Hispanic) group, which makes up 80.65 percent of the population. Black or African American is the second largest race (7.05 percent). Approximately 2.34 percent of the city's population speak Spanish at home. In addition, 1.57 percent speak another Indo-European language, 2.28 percent speak an Asian and Pacific Island language, and 0.46 percent speak another language.

Table 2.4.79: City of Riverside Population by Age 2022 ACS 5-Year Estimates

Age	Number	Percentage
Total Population	24,482	100%
Under 18 Years	5,664	23.14%
18 to 24 Years	2,377	9.71%
25 to 34 Years	4,291	17.53%
35 to 44 Years	2,723	11.12%
45 to 54 Years	2,360	9.64%
55 to 64 Years	3,361	13.73%
65 Years and More	3,706	15.14%

Table 2.4.80: City of Riverside Housing Statistics 2022 ACS 5-Year Estimates

Housing Statistics	Number	Percentage
Total Housing Units	11,821	100%
Occupied Housing Units	10,820	91.53%
Housing Units - Mobile Homes	225	2.08%
Vacant Housing Units	1,001	8.47%

Table 2.4.81: City of Riverside Household Statistics 2022 ACS 5-Year Estimates

Household Statistics	Number	Percentage
Total Households	10,820	-
Average Household Size	2.26	-
Households with People Under 18 Years	2,357	21.78%
Households with People 65+ Years	2,889	26.70%
Householder Living Alone 65+ Years	1,169	10.80%
No Vehicle Available	575	5.31%
With a Broadband Internet Subscription	9,717	89.81%

Table 2.4.82: City of Riverside Race and Ethnicity Statistics 2022 ACS 5-Year Estimates

Race and Ethnicity	Number	Percentage
Total Population	24,482	100%
White	19,744	80.65%
Black or African American	1,726	7.05%
American Indian or Alaska Native	5	0.02%
Asian	696	2.84%
Native Hawaiian or Other Pacific Islander	17	0.07%
Some Other Race (One Race)	152	0.62%
Two or More Races	1,278	5.22%
Hispanic or Latino (of any race)	864	3.53%

Table 2.4.83: City of Riverside Language Spoken at Home Statistics 2022 ACS 5-Year Estimates

Language Statistics	Number	Percentage
Total Population (over 5 years old)	22,734	100%
English only	21,221	93.34%
Spanish	533	2.34%
Other Indo-European languages	358	1.57%
Asian and Pacific Island languages	518	2.28%
Other languages	104	0.46%

Table 2.4.84: City of Riverside Income Statistics 2022 ACS 5-Year Estimates

Household Income Statistics	Percentage of Households
Less than \$10,000	5.20%
\$10,000 to \$14,999	4.80%
\$15,000 to \$24,999	9.30%
\$25,000 to \$34,999	8.60%
\$35,000 to \$49,999	14.50%
\$50,000 to \$74,999	20.20%
\$75,000 to \$99,999	15.70%
\$100,000 to \$149,999	14.60%
\$150,000 to \$199,999	4.00%
\$200,000 or more	3.10%
Median Household Income	\$56,232
Mean Household Income	\$69,614

***City of Springboro (The majority of this jurisdiction lies in Warren County)**

Tables 2.4.85 to 2.4.90 summarize the City of Springboro's population, housing statistics, and income statistics. There are 6,750 households of which 39.35 percent have at least one member under 18 years of age, and 29.40 percent have members 65 years and over. The largest percentage of households (25.10 percent) had an income between \$100,000 to \$149,999; approximately 2.90 percent of households had an annual income of less than \$10,000. In 2022, the largest racial group in the City of Springboro was the White (non-Hispanic) group, which makes up 89.78 percent of the population. Two or More Races is the second largest race (3.35 percent). Approximately 0.66 percent of the city's population speak Spanish at home. In addition, 1.64 percent speak another Indo-European language and 1.09 percent speak an Asian and Pacific Island language.

Table 2.4.85: City of Springboro Population by Age 2022 ACS 5-Year Estimates

Age	Number	Percentage
Total Population	19,218	100%
Under 18 Years	5,368	27.93%
18 to 24 Years	1,394	7.25%
25 to 34 Years	1,959	10.19%
35 to 44 Years	2,551	13.27%
45 to 54 Years	2,791	14.52%
55 to 64 Years	1,987	10.34%
65 Years and More	3,168	16.48%

Table 2.4.86: City of Springboro Housing Statistics 2022 ACS 5-Year Estimates

Housing Statistics	Number	Percentage
Total Housing Units	7,015	100%
Occupied Housing Units	6,750	96.22%
Housing Units - Mobile Homes	0	0.00%
Vacant Housing Units	265	3.78%

Table 2.4.87: City of Springboro Household Statistics 2022 ACS 5-Year Estimates

Household Statistics	Number	Percentage
Total Households	6,750	-
Average Household Size	2.83	-
Households with People Under 18 Years	2,656	39.35%
Households with People 65+ Years	1,985	29.40%
Householder Living Alone 65+ Years	567	8.40%
No Vehicle Available	101	1.50%
With a Broadband Internet Subscription	6,492	96.18%

Table 2.4.88: City of Springboro Race and Ethnicity Statistics 2022 ACS 5-Year Estimates

Race and Ethnicity	Number	Percentage
Total Population	19,218	100%
White	17,253	89.78%
Black or African American	256	1.33%
American Indian or Alaska Native	5	0.03%
Asian	464	2.41%
Native Hawaiian or Other Pacific Islander	0	0.00%
Some Other Race (One Race)	45	0.23%
Two or More Races	643	3.35%
Hispanic or Latino (of any race)	552	2.87%

Table 2.4.89: City of Springboro Language Spoken at Home Statistics 2022 ACS 5-Year Estimates

Language Statistics	Number	Percentage
Total Population (over 5 years old)	17,813	100%
English only	17,208	96.60%
Spanish	118	0.66%
Other Indo-European languages	292	1.64%
Asian and Pacific Island languages	195	1.09%
Other languages	0	0.00%

Table 2.4.90: City of Springboro Income Statistics 2022 ACS 5-Year Estimates

Household Income Statistics	Percentage of Households
Less than \$10,000	2.90%
\$10,000 to \$14,999	0.70%
\$15,000 to \$24,999	1.80%
\$25,000 to \$34,999	3.50%
\$35,000 to \$49,999	5.00%
\$50,000 to \$74,999	16.80%
\$75,000 to \$99,999	13.50%
\$100,000 to \$149,999	25.10%
\$150,000 to \$199,999	12.80%
\$200,000 or more	17.90%
Median Household Income	\$113,182
Mean Household Income	\$130,569

City of Trotwood

Tables 2.4.91 to 2.4.96 summarize the City of Trotwood's population, housing statistics, and income statistics. There are 10,233 households of which 19.38 percent have at least one member under 18 years of age, and 37.50 percent have members 65 years and over. The largest percentage of households (18.00 percent) had an income between \$35,000 to \$49,999; approximately 7.60 percent of households had an annual income of less than \$10,000. In 2022, the largest racial group in the City of Trotwood was the Black or African American (non-Hispanic) group, which makes up 64.89 percent of the population. White is the second largest race (27.94 percent). Approximately 1.08 percent of the city's population speak Spanish at home. In addition, 1.76 percent speak another Indo-European language, 0.13 percent speak an Asian and Pacific Island language, and 1.25 percent speak another language.

Table 2.4.91: City of Trotwood Population by Age 2022 ACS 5-Year Estimates

Age	Number	Percentage
Total Population	23,125	100%
Under 18 Years	4,756	20.57%
18 to 24 Years	1,891	8.18%
25 to 34 Years	2,263	9.79%
35 to 44 Years	2,878	12.45%
45 to 54 Years	3,020	13.06%
55 to 64 Years	3,210	13.88%
65 Years and More	5,107	22.08%

Table 2.4.92: City of Trotwood Housing Statistics 2022 ACS 5-Year Estimates

Housing Statistics	Number	Percentage
Total Housing Units	11,780	100%
Occupied Housing Units	10,233	86.87%
Housing Units - Mobile Homes	185	1.81%
Vacant Housing Units	1,547	13.13%

Table 2.4.93: City of Trotwood Household Statistics 2022 ACS 5-Year Estimates

Household Statistics	Number	Percentage
Total Households	10,233	-
Average Household Size	2.20	-
Households with People Under 18 Years	1,983	19.38%
Households with People 65+ Years	3,837	37.50%
Householder Living Alone 65+ Years	2,128	20.80%
No Vehicle Available	1,202	11.75%
With a Broadband Internet Subscription	8,645	84.48%

Table 2.4.94: City of Trotwood Race and Ethnicity Statistics 2022 ACS 5-Year Estimates

Race and Ethnicity	Number	Percentage
Total Population	23,125	100%
White	6,462	27.94%
Black or African American	15,006	64.89%
American Indian or Alaska Native	4	0.02%
Asian	35	0.15%
Native Hawaiian or Other Pacific Islander	24	0.10%
Some Other Race (One Race)	46	0.20%
Two or More Races	1,132	4.90%
Hispanic or Latino (of any race)	416	1.80%

Table 2.4.95: City of Trotwood Language Spoken at Home Statistics 2022 ACS 5-Year Estimates

Language Statistics	Number	Percentage
Total Population (over 5 years old)	22,096	100%
English only	21,164	95.78%
Spanish	238	1.08%
Other Indo-European languages	388	1.76%
Asian and Pacific Island languages	29	0.13%
Other languages	277	1.25%

Table 2.4.96: City of Trotwood Income Statistics 2022 ACS 5-Year Estimates

Household Income Statistics	Percentage of Households
Less than \$10,000	7.60%
\$10,000 to \$14,999	9.50%
\$15,000 to \$24,999	8.20%
\$25,000 to \$34,999	10.80%
\$35,000 to \$49,999	18.00%
\$50,000 to \$74,999	17.70%
\$75,000 to \$99,999	10.50%
\$100,000 to \$149,999	13.70%
\$150,000 to \$199,999	2.30%
\$200,000 or more	1.70%
Median Household Income	\$46,442
Mean Household Income	\$59,982

City of Union

Tables 2.4.97 to 2.4.102 summarize the City of Union's population, housing statistics, and income statistics. There are 2,725 households of which 31.71 percent have at least one member under 18 years of age, and 40.10 percent have members 65 years and over. The largest percentage of households (26.10 percent) had an income between \$50,000 to \$74,999; approximately 1.20 percent of households had an annual income of less than \$10,000. In 2022, the largest racial group in the City of Union was the White (non-Hispanic) group, which makes up 90.91 percent of the population. Two or More Races is the second largest race (5.08 percent). Approximately 0.58 percent of the city's population speak Spanish at home. In addition, 0.44 percent speak another Indo-European language.

Table 2.4.97: City of Union Population by Age 2022 ACS 5-Year Estimates

Age	Number	Percentage
Total Population	6,894	100%
Under 18 Years	1,786	25.91%
18 to 24 Years	337	4.89%
25 to 34 Years	846	12.27%
35 to 44 Years	984	14.27%
45 to 54 Years	769	11.15%
55 to 64 Years	698	10.12%
65 Years and More	1,474	21.38%

Table 2.4.98: City of Union Housing Statistics 2022 ACS 5-Year Estimates

Housing Statistics	Number	Percentage
Total Housing Units	2,952	100%
Occupied Housing Units	2,725	92.31%
Housing Units - Mobile Homes	44	1.61%
Vacant Housing Units	227	7.69%

Table 2.4.99: City of Union Household Statistics 2022 ACS 5-Year Estimates

Household Statistics	Number	Percentage
Total Households	2,725	
Average Household Size	2.53	
Households with People Under 18 Years	864	31.71%
Households with People 65+ Years	1,093	40.10%
Householder Living Alone 65+ Years	496	18.20%
No Vehicle Available	8	0.29%
With a Broadband Internet Subscription	2,405	88.26%

Table 2.4.100: City of Union Race and Ethnicity Statistics 2022 ACS 5-Year Estimates

Race and Ethnicity	Number	Percentage
Total Population	6,894	100%
White	6,267	90.91%
Black or African American	223	3.23%
American Indian or Alaska Native	0	0.00%
Asian	0	0.00%
Native Hawaiian or Other Pacific Islander	0	0.00%
Some Other Race (One Race)	0	0.00%
Two or More Races	350	5.08%
Hispanic or Latino (of any race)	54	0.78%

Table 2.4.101: City of Union Language Spoken at Home Statistics 2022 ACS 5-Year Estimates

Language Statistics	Number	Percentage
Total Population (over 5 years old)	6,602	100%
English only	6,535	98.99%
Spanish	38	0.58%
Other Indo-European languages	29	0.44%
Asian and Pacific Island languages	0	0.00%
Other languages	0	0.00%

Table 2.4.102: City of Union Income Statistics 2022 ACS 5-Year Estimates

Household Income Statistics	Percentage of Households
Less than \$10,000	1.20%
\$10,000 to \$14,999	3.00%
\$15,000 to \$24,999	2.70%
\$25,000 to \$34,999	11.20%
\$35,000 to \$49,999	11.90%
\$50,000 to \$74,999	26.10%
\$75,000 to \$99,999	16.50%
\$100,000 to \$149,999	18.30%
\$150,000 to \$199,999	5.30%
\$200,000 or more	3.90%
Median Household Income	\$68,586
Mean Household Income	\$80,480

City of Vandalia

Tables 2.4.103 to 2.4.108 summarize the City of Vandalia's population, housing statistics, and income statistics. There are 6,434 households of which 24.62 percent have at least one member under 18 years of age, and 29.70 percent have members 65 years and over. The largest percentage of households (19.60 percent) had an income between \$50,000 to \$74,999; approximately 1.90 percent of households had an annual income of less than \$10,000. In 2022, the largest racial group in the City of Vandalia was the White (non-Hispanic) group, which makes up 88.33 percent of the population. Black or African American is the second largest race (5.12 percent). Approximately 0.20 percent of the city's population speak Spanish at home. In addition, 0.52 percent speak another Indo-European language, 1.07 percent speak an Asian and Pacific Island language, and 0.32 percent speak another language.

Table 2.4.103: City of Vandalia Population by Age 2022 ACS 5-Year Estimates

Age	Number	Percentage
Total Population	15,139	100%
Under 18 Years	3,429	22.65%
18 to 24 Years	1,316	8.69%
25 to 34 Years	1,809	11.95%
35 to 44 Years	1,837	12.13%
45 to 54 Years	2,134	14.10%
55 to 64 Years	2,039	13.47%
65 Years and More	2,575	17.01%

Table 2.4.104: City of Vandalia Housing Statistics 2022 ACS 5-Year Estimates

Housing Statistics	Number	Percentage
Total Housing Units	6,640	100%
Occupied Housing Units	6,434	96.90%
Housing Units - Mobile Homes	0	0.00%
Vacant Housing Units	206	3.10%

Table 2.4.105: City of Vandalia Household Statistics 2022 ACS 5-Year Estimates

Household Statistics	Number	Percentage
Total Households	6,434	-
Average Household Size	2.33	-
Households with People Under 18 Years	1,584	24.62%
Households with People 65+ Years	1,911	29.70%
Householder Living Alone 65+ Years	856	13.30%
No Vehicle Available	253	3.93%
With a broadband Internet subscription	5,830	90.61%

Table 2.4.106: City of Vandalia Race and Ethnicity Statistics 2022 ACS 5-Year Estimates

Race and Ethnicity	Number	Percentage
Total Population	15,139	100%
White	13,373	88.33%
Black or African American	775	5.12%
American Indian or Alaska Native	10	0.07%
Asian	185	1.22%
Native Hawaiian or Pacific Islander	0	0.00%
Some Other Race (One Race)	47	0.31%
Two or More Races	550	3.63%
Hispanic or Latino (of any race)	199	1.31%

Table 2.4.107: City of Vandalia Language Spoken at Home Statistics 2022 ACS 5-Year Estimates

Language Statistics	Number	Percentage
Total Population (over 5 years old)	14,138	100%
English only	13,841	97.90%
Spanish	28	0.20%
Other Indo-European languages	73	0.52%
Asian and Pacific Island languages	151	1.07%
Other languages	45	0.32%

Table 2.4.108: City of Vandalia Income Statistics 2022 ACS 5-Year Estimates

Household Income Statistics	Percentage of Households
Less than \$10,000	1.90%
\$10,000 to \$14,999	2.00%
\$15,000 to \$24,999	7.30%
\$25,000 to \$34,999	8.00%
\$35,000 to \$49,999	11.70%
\$50,000 to \$74,999	19.60%
\$75,000 to \$99,999	17.90%
\$100,000 to \$149,999	14.10%
\$150,000 to \$199,999	11.20%
\$200,000 or more	6.30%
Median Household Income	\$73,171
Mean Household Income	\$91,730

City of West Carrollton

Tables 2.4.109 to 2.4.114 summarize the City of West Carrollton's population, housing statistics, and income statistics. There are 6,071 households of which 23.06 percent have at least one member under 18 years of age, and 29.60 percent have members 65 years and over. The largest percentage of households (20.90 percent) had an income between \$50,000 to \$74,999; approximately 4.70 percent of households had an annual income of less than \$10,000. In 2022, the largest racial group in the City of West Carrollton was the White (non-Hispanic) group, which makes up 75.89 percent of the population. Black or African American is the second largest race (14.32 percent). Approximately 2.39 percent of the city's population speak Spanish at home. In addition, 0.35 percent speak another Indo-European language, 0.83 percent speak an Asian and Pacific Island language, and 0.30 percent speak another language.

Table 2.4.109: City of West Carrollton Population by Age 2022 ACS 5-Year Estimates

Age	Number	Percentage
Total Population	13,060	100%
Under 18 Years	2,770	21.21%
18 to 24 Years	1,275	9.76%
25 to 34 Years	1,806	13.83%
35 to 44 Years	2,143	16.41%
45 to 54 Years	1,380	10.57%
55 to 64 Years	1,372	10.51%
65 Years and More	2,314	17.72%

Table 2.4.110: City of West Carrollton Housing Statistics 2022 ACS 5-Year Estimates

Housing Statistics	Number	Percentage
Total Housing Units	6,516	100%
Occupied Housing Units	6,071	93.17%
Housing Units - Mobile Homes	245	4.04%
Vacant Housing Units	445	6.83%

Table 2.4.111: City of West Carrollton Household Statistics 2022 ACS 5-Year Estimates

Household Statistics	Number	Percentage
Total Households	6,071	-
Average Household Size	2.13	-
Households with People Under 18 Years	1,400	23.06%
Households with People 65+ Years	1,797	29.60%
Householder Living Alone 65+ Years	947	15.60%
No Vehicle Available	308	5.07%
With a Broadband Internet Subscription	5,385	88.70%

Table 2.4.112: City of West Carrollton Race and Ethnicity Statistics 2022 ACS 5-Year Estimates

Race and Ethnicity	Number	Percentage
Total Population	13,060	100%
White	9,911	75.89%
Black or African American	1,870	14.32%
American Indian or Alaska Native	6	0.05%
Asian	165	1.26%
Native Hawaiian or Pacific Islander	0	0.00%
Some Other Race (One Race)	0	0.00%
Two or More Races	593	4.54%
Hispanic or Latino (of any race)	515	3.94%

Table 2.4.113: City of West Carrollton Language Spoken at Home Statistics 2022 ACS 5-Year Estimates

Language Statistics	Number	Percentage
Total Population (over 5 years old)	12,362	100%
English only	11,885	96.14%
Spanish	295	2.39%
Other Indo-European languages	43	0.35%
Asian and Pacific Island languages	102	0.83%
Other languages	37	0.30%

Table 2.4.114: City of West Carrollton Income Statistics 2022 ACS 5-Year Estimates

Household Income Statistics	Percentage of Households
Less than \$10,000	4.70%
\$10,000 to \$14,999	4.30%
\$15,000 to \$24,999	11.60%
\$25,000 to \$34,999	7.80%
\$35,000 to \$49,999	15.50%
\$50,000 to \$74,999	20.90%
\$75,000 to \$99,999	14.50%
\$100,000 to \$149,999	13.20%
\$150,000 to \$199,999	2.60%
\$200,000 or more	4.90%
Median Household Income	\$54,861
Mean Household Income	\$69,010

Village of Farmersville

Tables 2.4.115 to 2.4.120 summarize the Village of Farmersville's population, housing statistics, and income statistics. There are 357 households of which 39.22 percent have at least one member under 18 years of age, and 31.90 percent have members 65 years and over. The largest percentage of households (27.50 percent) had an income between \$50,000 to \$74,999; approximately 2.80 percent of households had an annual income of less than \$10,000. In 2022, the largest racial group in the Village of Farmersville was the White (non-Hispanic) group, which makes up 99.41 percent of the population. Some Other Race is the second largest race (.29 percent).

Table 2.4.115: Village of Farmersville Population by Age 2022 ACS 5-Year Estimates

Age	Number	Percentage
Total Population	1,022	100%
Under 18 Years	314	30.72%
18 to 24 Years	69	6.75%
25 to 34 Years	143	13.99%
35 to 44 Years	104	10.18%
45 to 54 Years	126	12.33%
55 to 64 Years	99	9.69%
65 Years and More	167	16.34%

Table 2.4.116: Village of Farmersville Housing Statistics 2022 ACS 5-Year Estimates

Housing Statistics	Number	Percentage
Total Housing Units	366	100%
Occupied Housing Units	357	97.54%
Housing Units - Mobile Homes	0	0.00%
Vacant Housing Units	9	2.46%

Table 2.4.117: Village of Farmersville Household Statistics 2022 ACS 5-Year Estimates

Household Statistics	Number	Percentage
Total Households	357	-
Average Household Size	2.86	-
Households with People Under 18 Years	140	39.22%
Households with People 65+ Years	114	31.90%
Householder Living Alone 65+ Years	26	7.30%
No Vehicle Available	4	1.12%
With a Broadband Internet Subscription	344	96.36%

Table 2.4.118: Village of Farmersville Race and Ethnicity Statistics 2022 ACS 5-Year Estimates

Race and Ethnicity	Number	Percentage
Total Population	1,022	100%
White	1,016	99.41%
Black or African American	0	0.00%
American Indian or Alaska Native	0	0.00%
Asian	0	0.00%
Native Hawaiian or Other Pacific Islander	0	0.00%
Some Other Race (One Race)	3	0.29%
Two or More Races	3	0.29%
Hispanic or Latino (of any race)	0	0.00%

Table 2.4.119: Village of Farmersville Language Spoken at Home Statistics 2022 ACS 5-Year Estimates

Language Statistics		
Total Population (over 5 years old)	974	99.80%
English only	0	0.00%
Spanish	0	0.00%
Other Indo-European languages	2	0.20%
Asian and Pacific Island languages	0	0.00%
Other languages	976	100%

Table 2.4.120: Village of Farmersville Income Statistics 2022 ACS 5-Year Estimates

Household Income Statistics	Percentage of Households
Less than \$10,000	2.80%
\$10,000 to \$14,999	2.00%
\$15,000 to \$24,999	2.50%
\$25,000 to \$34,999	3.60%
\$35,000 to \$49,999	14.00%
\$50,000 to \$74,999	27.50%
\$75,000 to \$99,999	22.40%
\$100,000 to \$149,999	19.30%
\$150,000 to \$199,999	3.10%
\$200,000 or more	2.80%
Median Household Income	\$71,979
Mean Household Income	\$84,758

Village of New Lebanon

Tables 2.4.121 to 2.4.126 summarize the Village of New Lebanon's population, housing statistics, and income statistics. There are 1,504 households of which 29.59 percent have at least one member under 18 years of age, and 36.80 percent have members 65 years and over. The largest percentage of households (23.10 percent) had an income between \$50,000 to \$74,999; approximately 0.70 percent of households had an annual income of less than \$10,000. In 2022, the largest racial group in the Village of New Lebanon was the White (non-Hispanic) group, which makes up 94.24 percent of the population. Two or more races is the second largest race (3.51 percent). Approximately 0.55 percent of the village's population speak Spanish at home. In addition, 0.50 percent speak an Asian and Pacific Island language.

Table 2.4.121: Village of New Lebanon Population by Age 2022 ACS 5-Year Estimates

Age	Number	Percentage
Total Population	4,131	100%
Under 18 Years	1,201	29.07%
18 to 24 Years	486	11.76%
25 to 34 Years	463	11.21%
35 to 44 Years	411	9.95%
45 to 54 Years	413	10.00%
55 to 64 Years	282	6.83%
65 Years and More	875	21.18%

Table 2.4.122: Village of New Lebanon Housing Statistics 2022 ACS 5-Year Estimates

Housing Statistics	Number	Percentage
Total Housing Units	1,563	100%
Occupied Housing Units	1,504	96.23%
Housing Units - Mobile Homes	21	1.40%
Vacant Housing Units	59	3.77%

Table 2.4.123: Village of New Lebanon Household Statistics 2022 ACS 5-Year Estimates

Household Statistics	Number	Percentage
Total Households	1,504	-
Average Household Size	2.68	-
Households with People Under 18 Years	445	29.59%
Households with People 65+ Years	553	36.80%
Householder Living Alone 65+ Years	224	14.90%
No Vehicle Available	90	5.98%
With a Broadband Internet Subscription	1,376	91.49%

Table 2.4.124: Village of New Lebanon Race and Ethnicity Statistics 2022 ACS 5-Year Estimates

Race and Ethnicity	Number	Percentage
Total Population	4,131	100%
White	3,893	94.24%
Black or African American	54	1.31%
American Indian or Alaska Native	0	0.00%
Asian	39	0.94%
Native Hawaiian or Other Pacific Islander	0	0.00%
Some Other Race (One Race)	0	0.00%
Two or More Races	145	3.51%
Hispanic or Latino (of any race)	0	0.00%

Table 2.4.125: Village of New Lebanon Language Spoken at Home Statistics 2022 ACS 5-Year Estimates

Language Statistics	Number	Percentage
Total Population (over 5 years old)	3,806	100%
English only	3,766	98.95%
Spanish	21	0.55%
Other Indo-European languages	0	0.00%
Asian and Pacific Island languages	19	0.50%
Other languages	0	0.00%

Table 2.4.126: Village of New Lebanon Income Statistics 2022 ACS 5-Year Estimates

Household Income Statistics	Percentage of Households
Less than \$10,000	0.70%
\$10,000 to \$14,999	7.60%
\$15,000 to \$24,999	13.0%
\$25,000 to \$34,999	10.20%
\$35,000 to \$49,999	8.50%
\$50,000 to \$74,999	23.10%
\$75,000 to \$99,999	21.30%
\$100,000 to \$149,999	9.20%
\$150,000 to \$199,999	6.40%
\$200,000 or more	0%
Median Household Income	\$59,365
Mean Household Income	\$64,646

Village of Phillipsburg

Tables 2.4.127 to 2.4.132 summarize the Village of Phillipsburg’s population, housing statistics, and income statistics. There are 178 households of which 31.46 percent have at least one member under 18 years of age, and 23.60 percent have members 65 years and over. The largest percentage of households (23.60 percent) had an income between \$75,000 to \$99,999; approximately 8.40 percent of households had an annual income of less than \$10,000. In 2022, the largest racial group in the Village of Phillipsburg was the White (non-Hispanic) group, which makes up 94.97 percent of the population. Hispanic or Latino (of any race) is the second largest race (4.77 percent). Approximately 1.92 percent of the city’s population speak Spanish at home.

Table 2.4.127: Village of Phillipsburg Population by Age 2022 ACS 5-Year Estimates

Age	Number	Percentage
Total Population	398	100%
Under 18 Years	109	27.39%
18 to 24 Years	27	6.78%
25 to 34 Years	66	16.58%
35 to 44 Years	48	12.06%
45 to 54 Years	45	11.31%
55 to 64 Years	45	11.31%
65 Years and More	58	14.57%

Table 2.4.128: Village of Phillipsburg Housing Statistics 2022 ACS 5-Year Estimates

Housing Statistics	Number	Percentage
Total Housing Units	238	100%
Occupied Housing Units	178	74.79%
Housing Units - Mobile Homes	0	0.00%
Vacant Housing Units	60	25.21%

Table 2.4.129: Village of Phillipsburg Household Statistics 2022 ACS 5-Year Estimates

Household Statistics	Number	Percentage
Total Households	178	-
Average Household Size	2.24	-
Households with People Under 18 Years	56	31.46%
Households with People 65+ Years	42	23.60%
Householder Living Alone 65+ Years	21	11.80%
No Vehicle Available	11	6.18%
With a Broadband Internet Subscription	160	89.89%

Table 2.4.130: Village of Phillipsburg Race and Ethnicity Statistics 2022 ACS 5-Year Estimates

Race and Ethnicity	Number	Percentage
Total Population	398	100%
White	378	94.97%
Black or African American	0	0.00%
American Indian or Alaska Native	0	0.00%
Asian	0	0.00%
Native Hawaiian or Other Pacific Islander	0	0.00%
Some Other Race (One Race)	0	0.00%
Two or More Races	1	0.25%
Hispanic or Latino (of any race)	19	4.77%

Table 2.4.131: Village of Phillipsburg Language Spoken at Home Statistics 2022 ACS 5-Year Estimates

Language Statistics	Number	Percentage
Total Population (over 5 years old)	364	100%
English only	357	98.08%
Spanish	7	1.92%
Other Indo-European languages	0	0.00%
Asian and Pacific Island languages	0	0.00%
Other languages	0	0.00%

Table 2.4.132: Village of Phillipsburg Income Statistics 2022 ACS 5-Year Estimates

Household Income Statistics	Percentage of Households
Less than \$10,000	8.40%
\$10,000 to \$14,999	3.40%
\$15,000 to \$24,999	7.30%
\$25,000 to \$34,999	15.70%
\$35,000 to \$49,999	14.00%
\$50,000 to \$74,999	11.80%
\$75,000 to \$99,999	23.60%
\$100,000 to \$149,999	11.80%
\$150,000 to \$199,999	2.80%
\$200,000 or more	1.10%
Median Household Income	\$56,250
Mean Household Income	\$62,525

***Village of Verona (The majority of this jurisdiction lies in Preble County)**

Tables 2.4.133 to 2.4.138 summarize the Village of Verona's population, housing statistics, and income statistics. There are 240 households of which 16.67 percent have at least one member under 18 years of age, and 23.80 percent have members 65 years and over. The largest percentage of households (29.60 percent) had an income between \$50,000 to \$74,999; approximately 1.70 percent of households had an annual income of less than \$10,000. In 2022, the largest racial group in the Village of Verona was the White (non-Hispanic) group, which makes up 96.67 percent of the population. Two or More Races is the second largest race (1.74 percent).

Table 2.4.133: Village of Verona Population by Age 2022 ACS 5-Year Estimates

Age	Number	Percentage
Total Population	631	100%
Under 18 Years	114	18.07%
18 to 24 Years	76	12.04%
25 to 34 Years	101	16.01%
35 to 44 Years	63	9.98%
45 to 54 Years	73	11.57%
55 to 64 Years	117	18.54%
65 Years and More	87	13.79%

Table 2.4.134: Village of Verona Housing Statistics 2022 ACS 5-Year Estimates

Housing Statistics	Number	Percentage
Total Housing Units	263	100%
Occupied Housing Units	240	91.25%
Housing Units - Mobile Homes	2	0.83%
Vacant Housing Units	23	8.75%

Table 2.4.135: Village of Verona Household Statistics 2022 ACS 5-Year Estimates

Household Statistics	Number	Percentage
Total Households	240	-
Average Household Size	2.63	-
Households with People Under 18 Years	40	16.67%
Households with People 65+ Years	57	23.80%
Householder Living Alone 65+ Years	14	5.80%
No Vehicle Available	5	2.08%
With a Broadband Internet Subscription	228	95.00%

Table 2.4.136: Village of Verona Race and Ethnicity Statistics 2022 ACS 5-Year Estimates

Race and Ethnicity	Number	Percentage
Total Population	631	100%
White	610	96.67%
Black or African American	0	0.00%
American Indian or Alaska Native	1	0.16%
Asian	0	0.00%
Native Hawaiian or Pacific Islander	0	0.00%
Some Other Race (One Race)	0	0.00%
Two or More Races	11	1.74%
Hispanic or Latino (of any race)	9	1.43%

Table 2.4.137: Village of Verona Language Spoken at Home Statistics 2022 ACS 5-Year Estimates

Language Statistics	Number	Percentage
Total Population (over 5 years old)	609	100%
English only	609	100.00%
Spanish	0	0.00%
Other Indo-European languages	0	0.00%
Asian and Pacific Island languages	0	0.00%
Other languages	0	0.00%

Table 2.4.138: Village of Verona Income Statistics 2022 ACS 5-Year Estimates

Household Income Statistics	Percentage of Households
Less than \$10,000	1.70%
\$10,000 to \$14,999	0.80%
\$15,000 to \$24,999	5.40%
\$25,000 to \$34,999	5.00%
\$35,000 to \$49,999	18.30%
\$50,000 to \$74,999	29.60%
\$75,000 to \$99,999	10.00%
\$100,000 to \$149,999	27.90%
\$150,000 to \$199,999	1.30%
\$200,000 or more	0.00%
Median Household Income	\$59,813
Mean Household Income	\$73,357

3 | Planning Process



3.1 Methodology

The Planning Process chapter describes the steps involved in the development of the 2024 Montgomery County Natural Hazard Mitigation Plan, including details about who participated, how community involvement was organized and promoted throughout the community, what hazards were included in the Plan and why, as well as how stakeholder involvement played a critical role in the planning process. This chapter also explains how the Core Planning Committee was formed and how member feedback contributed to the updating of the County's Hazard Mitigation Plan.

3.2 Existing Plans & Regulations

Montgomery County and the State of Ohio maintain several plans and tools that were pertinent to reference in the development of the 2024 Montgomery County Natural Hazard Mitigation Plan, including:

- 2019 Montgomery County Natural Hazard Mitigation Plan
- 2024 State of Ohio Hazard Mitigation Plan (SOHMP)
- Montgomery County Subdivision Regulations
- Zoning Regulations for all Townships

3.3 Montgomery County Authority to Adopt Plan

The Montgomery County Board of County Commissioners are elected at large for four-year terms. The board members are the budgeting, appropriating, taxing, and purchasing authority. The Montgomery County Planning Commission was established by the Montgomery County Board of County Commissioners in conformance with Section 713.21 of the Ohio Revised Code. The authority to adopt plans comes from statutory law and from Chapter 307 of the Ohio Revised Code. **Table 3.3.1** lists the existing authorities and regulations in place in Montgomery County and its municipalities. The County and all jurisdictions have the staff and authority to implement the mitigation actions found in this plan. The County and all jurisdictions have the capabilities to grow their capacities in completing/implementing the mitigations actions in **Table 5.2.1**.

Every Village in Montgomery County has a planning commission or a zoning board that deals with development and growth issues in their jurisdiction, referencing regulations, development plans, and mitigation strategies as they make decisions. These jurisdictions are small and have limited full-time staff, so the County as an organization provides strong leadership and oversight of economic development, community development, and land use planning. Smaller jurisdictions, such as Villages, while maintaining an extent of a public-works budget, may be more financially and/or administratively limited than larger jurisdictions.

Table 3.3.1: Existing Authorities and Regulations in Montgomery County's Municipalities

Community	Planning Commission	Comprehensive Plan	Floodplain Regulation	Building Codes*	Zoning Codes	Capital Budget	Public Works Budget
Montgomery County	Yes	Yes	Yes	Yes	Yes	Yes	Limited in-kind wages only



2024 Montgomery County Natural Hazard Mitigation Plan

Community	Planning Commission	Comprehensive Plan	Floodplain Regulation	Building Codes*	Zoning Codes	Capital Budget	Public Works Budget
City of Brookville	Yes	Yes	Yes	Yes	Yes	Yes	Limited in-kind wages only
City of Centerville	Yes	Yes	Yes	Yes	Yes	Yes	Limited in-kind wages only
City of Clayton	Yes	Yes	Yes	Yes	Yes	Yes	Limited in-kind wages only
City of Dayton	Yes	Yes	Yes	Yes	Yes	Yes	Limited in-kind wages only
City of Englewood	Yes	Yes	Yes	Yes	Yes	Yes	Limited in-kind wages only
City of Germantown	Yes	No	Yes	Yes	Yes	Yes	Limited in-kind wages only
City of Huber Heights	Yes	Yes	Yes	Yes	Yes	Yes	Limited in-kind wages only
City of Kettering	Yes	Yes	Yes	Yes	Yes	Yes	Limited in-kind wages only
City of Miamisburg	Yes	No	Yes	Yes	Yes	Yes	Limited in-kind wages only
City of Moraine	Yes	Yes	Yes	Yes	Yes	Yes	Limited in-kind wages only



2024 Montgomery County Natural Hazard Mitigation Plan

Community	Planning Commission	Comprehensive Plan	Floodplain Regulation	Building Codes*	Zoning Codes	Capital Budget	Public Works Budget
City of Oakwood	Yes	Yes	Yes	Yes	Yes	Yes	Limited in-kind wages only
City of Riverside	Yes	Yes	Yes	Yes	Yes	Yes	Limited in-kind wages only
City of Trotwood	Yes	Yes	Yes	Yes	Yes	Yes	Limited in-kind wages only
City of Union	Yes	Yes	Yes	Yes	Yes	Yes	Limited in-kind wages only
City of Vandalia	Yes	Yes	Yes	Yes	Yes	Yes	Limited in-kind wages only
City of West Carrollton	Yes	Yes	Yes	Yes	Yes	Yes	Limited in-kind wages only
Village of Farmersville	Yes	No	Yes	Yes	Yes	Yes	Limited in-kind wages only
Village of New Lebanon	Yes	No	Yes	Yes	Yes	Yes	Limited in-kind wages only
Village of Phillipsburg	No	No	Yes	Yes	Yes	Yes	Limited in-kind wages only
Washington Township	Yes	Yes	No	Yes	Yes	Yes	Limited in-kind wages only



Community	Planning Commission	Comprehensive Plan	Floodplain Regulation	Building Codes*	Zoning Codes	Capital Budget	Public Works Budget
Miami Conservancy District	Yes	No	Yes	No	No	Yes	Limited in-kind wages only

* All jurisdictions within the state now follow the State Building Code (Ohio Administrative Code 4101:1)

3.4 Notification Process

Core Planning Committee members were invited to participate at the beginning of the planning process through a Kickoff Meeting announcement. Prior to each additional meeting, members of the Core Planning Committee were invited to participate via email notification. Representatives from the following entities were invited to participate in the planning process. Additionally, **Table 3.4.1** lists the participating jurisdictions and representatives and how they participated.



Montgomery County

- Montgomery County Auditor
- Montgomery County OEM
- Montgomery County Business Services - Building Regulation
- Montgomery County Engineer's Office
- Montgomery County Facilities Management
- Montgomery County Sheriff's Office
- Montgomery Soil & Water Conservation District

City and Village Members

- City of Brookville
- City of Centerville
- City of Clayton
- City of Dayton
- City of Englewood
- City of Germantown
- City of Huber Heights
- City of Kettering
- City of Miamisburg
- City of Moraine
- City of Oakwood
- City of Riverside
- City of Trotwood
- City of Union
- City of Vandalia
- City of West Carrollton
- Village of Farmersville
- Village of New Lebanon
- Village of Phillipsburg

Township Members

- Butler Township
- Clay Township
- German Township
- Harrison Township
- Jackson Township
- Jefferson Township
- Miami Township
- Perry Township
- Washington Township

Local Schools and Universities

- Sinclair Community College
- University of Dayton

Other Organizations

- AES Ohio
- Alcohol, Addiction, and Mental Health Services (ADAHMS)
- Area Agency on Aging
- CenterPoint Energy
- Downtown Dayton Partnership
- Five Rivers Metro Parks
- Greater Dayton Area Hospital Association (GDAHA)
- Miami Valley Conservancy District
- Miami Valley Regional Planning Committee (MVRPC)
- Spectrum

Table 3.4.1: Participating Jurisdictions

Community/Organization	Surveys Completed			Meetings Attended			Representatives
	Goals & Hazard Priorities	Previous Mitigation Actions	New Mitigation Actions	1	2	Other	
County							
Montgomery County Building Official	✓						Anthony Wenzler, Building Official
Montgomery County OEM	✓	✓	✓	✓	✓	✓	Nedra Havens, EMA Deputy Director;
Montgomery County Engineer's Office	✓	✓		✓			Paul Gruner, Montgomery County Engineer
Montgomery County Facilities Management	✓						Mike Gorman, Assistant Director
Public Health Dayton and Montgomery County	✓	✓	✓	✓	✓	✓	Larry Clark, EPM
Jurisdictions							
City of Brookville	✓	✓	✓		✓	✓	Jack Kuntz, City Manager
City of Centerville	✓	✓	✓	✓	✓	✓	Brandon Barnett, Miami Valley Fire District
City of Clayton	✓	✓	✓			✓	Brian Garner, Clayton Fire Department
City of Dayton	✓	✓	✓			✓	Nick Hosford, Dayton Fire Department



Community/Organization	Surveys Completed			Meetings Attended			Representatives
	Goals & Hazard Priorities	Previous Mitigation Actions	New Mitigation Actions	1	2	Other	
City of Englewood	✓	✓	✓		✓	✓	Anthony Terrace, Englewood Fire Department
City of Germantown	✓	✓	✓			✓	Chip Wirrig, Germantown Service Manager
City of Huber Heights	✓	✓	✓	✓		✓	Keith Kinsley, Huber Heights Fire Department
City of Kettering	✓	✓	✓		✓	✓	Mitch Robbins, Kettering Fire Department
City of Miamisburg	✓	✓	✓		✓	✓	Brandon Barnett, Miami Valley Fire District
City of Moraine	✓	✓	✓			✓	Traci Kuzminski, Moraine Fire Department
City of Oakwood	✓	✓	✓	✓			Allen Hill, Oakwood Public Safety
City of Riverside	✓	✓	✓	✓	✓		Marker Miller, Riverside Fire Department
City of Trotwood	✓	✓	✓		✓	✓	Rick Haacke, Trotwood Fire Department



2024 Montgomery County Natural Hazard Mitigation Plan

Community/Organization	Surveys Completed			Meetings Attended			Representatives
	Goals & Hazard Priorities	Previous Mitigation Actions	New Mitigation Actions	1	2	Other	
City of Union	✓	✓	✓			✓	John Applegate, City Manager
City of Vandalia		✓	✓			✓	Chad Follick, Vandalia Fire Department
City of West Carrollton	✓	✓	✓			✓	Chris Barnett, West Carrollton Fire Department
Village of Farmersville	✓	✓	✓			✓	Jeff Erisman, Farmersville Fire Department
Village of New Lebanon	✓	✓	✓			✓	J.C. Keyser, New Lebanon Fire Department
Village of Phillipsburg	✓	✓	✓			✓	Justin Saunders, Phillipsburg Fire Department
<i>Other</i>							
Butler Township	✓		✓			✓	Steve Stein, Butler Township Fire Department
Clay Township	✓	✓	✓			✓	Jack Kuntz, City Manager
German Township	✓	✓	✓			✓	Chip Wirrig, Germantown Service Manager



Community/Organization	Surveys Completed			Meetings Attended			Representatives
	Goals & Hazard Priorities	Previous Mitigation Actions	New Mitigation Actions	1	2	Other	
Jackson Township	✓	✓	✓			✓	Jeff Erisman, Farmersville Fire Department
Jefferson Township					✓		Oscar Young, Township Trustee
Miami Township		✓	✓	✓		✓	Brandon Barnett, Miami Valley Fire District
Perry Township			✓				J.C. Keyser, New Lebanon Fire Department
Washington Township		✓				✓	Nicholas Bergman, Washington Township Fire Department
Miami Conservancy District	✓	✓	✓		✓	✓	Barry Puskas, Chief, Technical and Engineering Services; Jess Moyer, Engineering Associate
Sinclair Community College	✓					✓	Maria Ryan, Transfer Specialist

*If representatives were unable to attend the virtual Core Planning Committee meetings, they participated via “Other” formats, including online surveys, as documented in **Appendix G**.

3.5 Meetings

The following section details the meetings that took place during the planning process. Documentation of each meeting, including newspaper postings, email announcements and attachments, meeting materials, and completed surveys, can be found in **Appendix G**.

Core Planning Committee Kick-off

A Kickoff Announcement was emailed to stakeholders on February 26, 2024, inviting them to participate in the 2019 Montgomery County Natural Hazard Mitigation Plan update process as part of the Core Planning Committee. All kickoff materials were made available on the project's website (<http://www.burtonplanning.com/Montgomery-hmp>).

The Announcement outlined the following details regarding the planning process:

- Goals of the Hazard Mitigation Plan
- A summary of who is involved in the planning process
- Federal requirements of the hazard mitigation planning process
- An overview of the hazard mitigation planning process
- The proposed schedule for the Montgomery County Plan update
- The role of the Core Planning Committee in the update process
- Contact information for both Montgomery County OEM and Burton Planning Services
- Dates, times, and Microsoft Teams links of upcoming Core Planning and Public Meetings

Core Planning and Public Meeting 1

The first meetings were open to both the core planning members and the public. They were held both virtually and in-person on Monday, March 25, 2024, at 1:00 P.M and at 5:00 P.M at the Dayton Metro Library – Southeast Branch (Belmont's) Community Room B. The meetings began with a brief introduction from a Burton Planning Services (BPS) representative. This introduction included a description of the in-person and virtual engagement process, including multiple options for participants to sign into the meeting. Participants that attended virtually were reminded multiple times throughout the course of the meeting to sign in using the online survey, via the chat function, or by sending an email to the County EMA or BPS. Participants that attended in-person used the sign-in sheets for attendance. The introduction also informed attendees that they could ask questions using the chat feature, or by unmuting themselves and asking their questions at any time throughout the meeting.

A BPS representative then guided the attendees through a presentation which detailed the hazard mitigation planning process, including requirements of the planning process, potential hazards that could be addressed, benefits of hazard mitigation planning, and potential types of projects that could be federally funded because of the hazard mitigation plan. BPS also described the role that the Core Planning Committee would serve in developing the updates to the 2019 Montgomery County Natural Hazard Mitigation Plan.

A total of 14 people attended the afternoon meeting, including the Montgomery County OEM Director and Deputy Director, and Emergency Operations Officer. Representatives from the City of Centerville, City of Huber Heights, City of Oakwood, City of Riverside, Miami Township, Montgomery County Engineer's Office, Public Health - Dayton & Montgomery County, and CenterPoint Energy were in attendance. No members of the public attended the meeting.

No one attended the evening meeting. Two representatives from BPS and the Montgomery County OEM Director remained on the meeting link for the duration of the one-hour meeting to ensure anyone who joined would have the opportunity to participate.

Following the completion of the presentation, a BPS representative guided the attendees through three surveys, detailed below. The participants were provided with multiple methods of completing the surveys, including a physical hard copy of the surveys, a fillable PDF that could be completed on their computer, or an online version. Links to survey locations were provided throughout the meeting. Public input was requested using social media.

Goals Survey

The purpose of this survey was to reflect on the goals included in the 2019 Montgomery County Natural Hazard Mitigation Plan to determine if they were still relevant to the 2024 Plan. Each attendee reviewed the previous goals and determined if they were still applicable, provided comments or edits to the goals that needed changed, and generated new goals to potentially be included in the Plan.

Discussion on the Goals Survey centered around the relevance of the goals. Attendees indicated a preference for adding a goal related to water treatment and water delivery systems. Other attendees mentioned the relevance of invasive species to the Plan.

Hazard Priority Survey

The purpose of this survey was to review all hazards that were included in the 2019 Montgomery County Natural Hazard Mitigation Plan and prioritize them. As such, attendees were asked to rate each hazard on a scale of zero to five, with five meaning the hazard poses the greatest possible threat to the County or their community and zero meaning the hazard should not be included in the 2024 Plan. Attendees rated hazards that were included in the 2019 Montgomery County Natural Hazard Mitigation Plan, as well as all potential hazards that could be included in the 2024 Plan.

Following the completion of this survey, BPS guided a discussion on which hazards were deemed to be most important and which hazards attendees did not think needed to be included. As mentioned above, attendees emphasized invasive species during this part of the meeting.

Previous Mitigation Actions Status Survey

The purpose of the Previous Mitigation Actions Status Survey was to have attendees review the mitigation actions that were included in the 2019 Montgomery County Natural Hazard Mitigation Plan, reflect on the status of each action, and determine if that action should be included in the 2024 Hazard Mitigation Plan.

Core Planning and Public Meeting 2

The second set of meetings were open to both the core planning members and the public. They were held both virtually and in-person on Monday, April 29, 2024, at 10:00 A.M and at 5:00 P.M at the Dayton Metro Library – Southeast Branch (Belmont's) Community Room B. The meetings began with a brief introduction from a Burton Planning Services (BPS) representative. This introduction included a description of the in-person and virtual engagement process, including multiple options for participants to sign into the meeting. Participants that attended virtually were reminded multiple times throughout the course of the meeting to sign in using the online survey, via the chat function, or by sending an email to the County EMA or BPS. Participants that attended in-person used the sign-in sheets for attendance. The introduction also informed attendees that they could ask questions using the chat feature, or by unmuting themselves and asking their questions at any time throughout the meeting.

A BPS representative then guided the attendees through a presentation which detailed the hazard mitigation planning process, including requirements of the planning process, potential hazards that could be addressed, benefits of hazard mitigation planning, and potential types of projects that could be federally funded because of the hazard mitigation plan. BPS also described the role that the Core Planning Committee would serve in the development of the 2024 Montgomery County Natural Hazard Mitigation Plan.



A total of 17 people attended the morning planning meeting, including the Montgomery County OEM Director and Deputy Director. Representatives of the City of Brookville, City of Centerville, City of Englewood, City of Kettering, City of Miamisburg, City of Riverside, City of Trotwood, Miami Conservancy District, Public Health - Dayton & Montgomery County, and CenterPoint Energy were in attendance. No members of the public attended the meeting.

One representative from Jefferson Township attended the evening public meeting. No members of the public attended the evening public meeting. Two representatives from BPS and the Director of the Montgomery County OEM remained on the meeting link for the duration of the one-hour meeting to ensure anyone who joined would have the opportunity to participate.

Following the completion of the presentation, a BPS representative guided the attendees through three surveys, detailed below. Each participant was provided with multiple methods of completing the survey, including a physical hard copy of the survey, a fillable PDF that could be completed on their computer, or an online version. Links to survey locations were provided throughout the meeting. Public input was requested using social media.

Hazard Mitigation Action Scoring Matrix

The purpose of this survey was to reflect on the hazard mitigation actions included in the 2019 Montgomery County Natural Hazard Mitigation Plan to determine if they were still relevant to the 2024 Plan. New mitigation actions were developed for the 2024 Montgomery County Natural Hazard Mitigation Plan, and these actions were presented to the Core Planning Committee. Participants were asked to score the actions based on their priority for their jurisdiction. Participants were also told that the wording for the mitigation actions may be altered to better align with the needs of their communities. The remainder of the meeting functioned as a working session, where participants were able to ask questions as they completed their surveys. Once complete, the meeting was concluded.

3.6 Public Comment Period

The 2024 Montgomery Natural Hazard Mitigation Plan was made available to the public and Core Planning Committee for review for a 15-day public comment period on September 18, 2024. The public comment period was extended through November 2, 2024. Comments were received prior to the public comment period from the Core Planning Committee. The Natural Hazard Mitigation Plan was made available for review online on the project's website, Montgomery County's website, and a social media post. No comments from the public were received. The comments received from the Core Planning Committee were addressed. Montgomery County's efforts to include the public and core planning members can be found in **Appendix G**.

4 | Risk Assessments

4.1 Dam/Levee Failure

Description

FEMA defines a dam as “. Any artificial barrier, including appurtenant works, which impounds or diverts water, and which (1) is 25 feet or more in height from the natural bed of the stream or watercourse measured at the downstream toe of the barrier or from the lowest elevation of the outside limit of the barrier if it is not across a stream channel or watercourse, to the maximum water storage elevation or (2) has an impounding capacity at maximum water storage elevation of 50 acre-feet or more.” Dam failure occurs when that impounded water is suddenly released in an uncontrollable manner. A dam/levee failure can result in the uncontrolled release of floodwater downstream of a facility, resulting in a flood wave that can cause significant damage to buildings and infrastructure downstream. The unexpected nature of dam collapse also increases the likelihood of loss of life in the impacted area due to reduced warning times.

Dam infrastructure can be affected by natural hazards, such as floods; man-made threats, such as sabotage; and an imbalance between a dam's age and number of resources invested towards dam maintenance, such as dam settlement and cracking, or movement of the dam's foundation. Dam failures can be caused by seepage, structural failure, or water overtopping the reservoir. A majority of dams in the U.S. are privately owned but regulated by the State or Federal government.

The National Flood Insurance Program (NFIP) defines a levee as “a man-made structure, usually an earthen embankment, designed and constructed in accordance with the sound engineering practice to contain, control, or divert the flow of water so as to reduce risk from temporary flooding.” Levees are built parallel to waterways in order to reduce the risk of flood damage to neighboring infrastructure. Levee failure can occur from improper maintenance, erosion, seepage, subsidence, and when the man-made structure fails.

Common dam-related terms include:

- **Spillway:** A structure that is part of a dam or found beside a dam which allows the controlled release of water from a reservoir.
- **Outlet works:** Used to regulate or release water flow from a dam. An outlet works is a device which consists of one or more pipes or tunnels which move water through the dam.
- **Auxiliary spillway:** Also known as an emergency spillway, the auxiliary spillway is a secondary spillway only designed to operate during periods of increased water inflow or high reservoir levels.
- **Structural failure:** Caused by foundation defects such as settlement and slope instability or earthquakes.
- **Mechanical failure:** Dam failure due to malfunctioning gates, conduits, or valves.
- **Hydraulic failure:** Occurs when water overtops the dam, usually caused by inadequate spillway design, blockages in spillways, or dam crest settlement.
- **Levee System:** A flood protection system which consists of a levee or other structures, such as closure or drainage devices.

Normally, water passes through a dam via the main spillway or outlet works. During periods of increased water inflow or high reservoir levels, water should pass through an auxiliary spillway. Dam failure or partial failures are typically caused by structural, mechanical, or hydraulic failures, rather than during extreme storm events.

According to the U.S. Army Corps of Engineers (USACE), dams can be classified by their hazard potential. The three hazard potential classes are:

- **High Hazard Potential:** During the event of a dam failure loss of life is probable, which is the primary attribute for assigning this designation to a dam. Economic losses, environmental damages, and lifeline impacts are also likely, but are not required for this designation.
- **Significant Hazard Potential:** No loss of life is expected during a dam failure, but economic losses, environmental damages, and lifeline impacts are likely.
- **Low Hazard Potential:** No loss of life is expected during a dam failure and no lifeline impacts are expected. Environmental damages and economic losses are expected to be limited to the dam owner's property.

Location

Dam properties of High to Low hazard potential are listed in **Table 4.1.1**. The status of each dam's Emergency Action Plan as of June 1, 2024, is indicated in the table (Source: USACE). Dam locations can be seen in **Figure 4.1.2**.

Table 4.1.1: Dam Properties in Montgomery County, Ohio

Hazard Potential Classification	Dam Name	Owner Types	Distance to Nearest City (Miles)	Primary Dam Type	Condition Assessment	EAP Prepared
High	Englewood Dam	Local Government	1.5	Earth	Fair	Yes
High	Germantown Dam	Local Government	1.8	Earth	Fair	Yes
High	Taylorsville Dam	Local Government	0.6	Earth	Fair	Yes
High	Newfields Development Lake Dam	Local Government	1.3	Earth	Fair	Yes
High	Lake Marinole Dam	Private	1.3	Earth	Satisfactory	Yes
Significant	South Montgomery County Low Dam	Local Government	1.3	Concrete	Satisfactory	Yes
Significant	Carriage Hill Reserve Lake Dam	Local Government	7.8	Earth	Satisfactory	Yes
Low	Lake of The Woods Dam	Private	6.3	Earth	Unknown	No
Low	Hutchings Station Dam	Public Utility	0.8	Concrete	Satisfactory	Yes
Low	Possum Creek Reserve Lake Dam	Local Government	2.7	Earth	Satisfactory	Yes
Low	Northpark Center Retention Dam	Local Government	3.5	Concrete	Fair	Yes

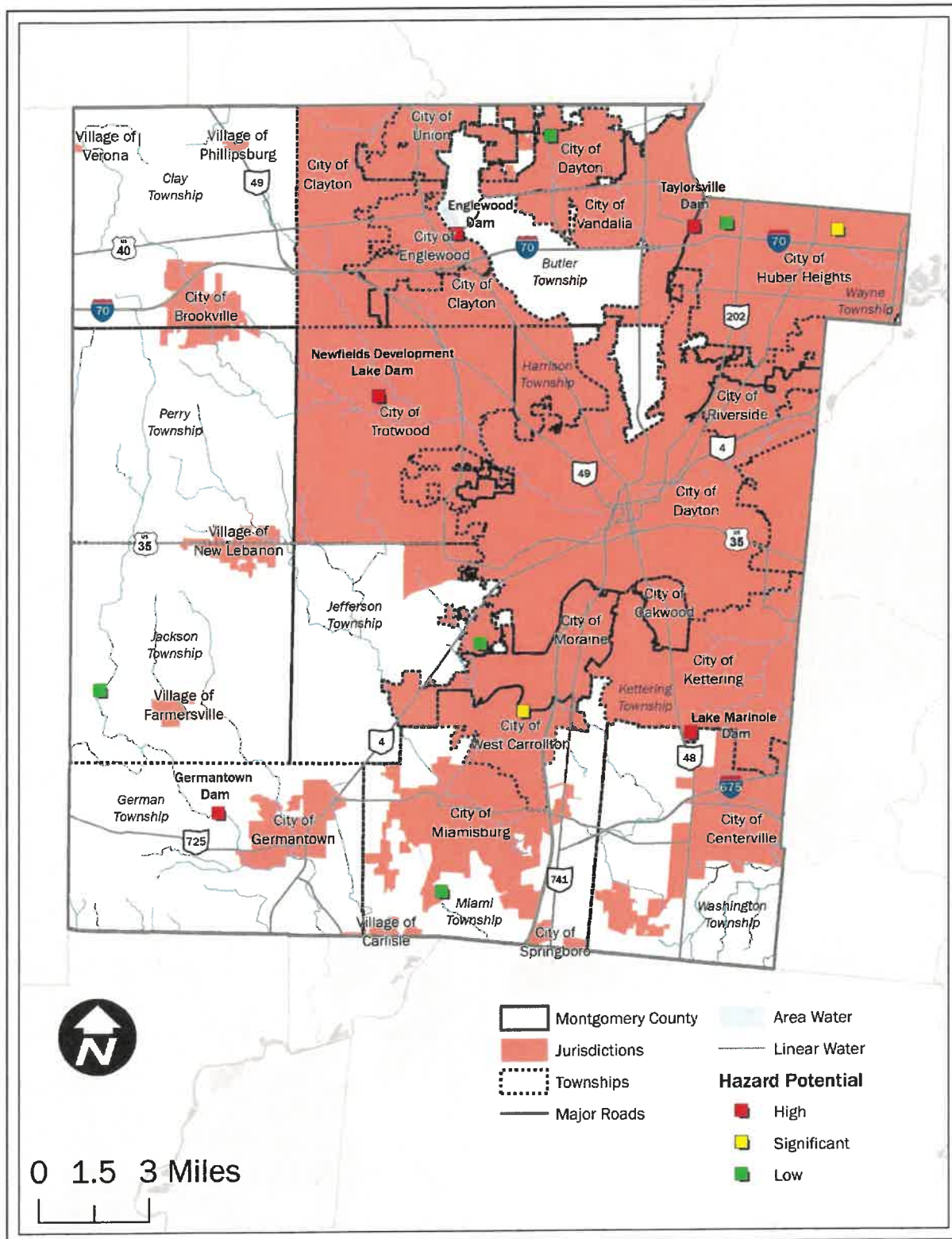


2024 Montgomery County Natural Hazard Mitigation Plan

Hazard Potential Classification	Dam Name	Owner Types	Distance to Nearest City (Miles)	Primary Dam Type	Condition Assessment	EAP Prepared
Low	Dayton Airport Detention Pond Dam	Local Government	2.4	Earth	Satisfactory	No

Source: U.S. Army Corps of Engineers

Figure 4.1.2: Dam Locations in Montgomery County, Ohio



Extent

The Hazard Priority dam classification system considers the effects of dam failure or mismanagement during both normal and flood flow conditions, as well as worst-case-scenario situations. Dam classification may decrease with physical modifications to the dam or by eliminating downstream infrastructure. The classifications are justifiable, reasonable, and consistent with the federal guidelines for dam safety. The hazard potential classification may change depending on anticipated consequences of a dam failure, such as new development below a dam or within the dam breach floodplain. Hazard potential classification may decrease with physical modifications to the dam or by eliminating downstream infrastructure.

Sudden failure of High Hazard dams could result in one of the following outcomes, depending on environmental conditions.

- Loss of human life.
- All items listed below for failure of Significant Hazard potential dams.

Sudden failures of Significant Hazard dams could result in at least one of the following conditions:

- Disruption of a public water supply or wastewater treatment facility, release of health hazardous industrial or commercial waste, or other health hazards.
- Flooding of residential, commercial, industrial, or publicly owned structures.
- Flooding of high-value property.
- Damage or disruption to major roads including, but not limited to, interstate and state highways and the only access to residential or other critical areas such as hospitals, nursing homes, or correction facilities as determined by the chief.
- Damage or disruption to railroads or public utilities.
- Damage to downstream dams or levees. Damage to dams or levees can include, but is not limited to, overtopping of the structure. At the request of the dam owner, the chief may exempt dams from the criterion of this paragraph if the dam owner owns the potential affected property.
- Damage or disruption to local roads including, but not limited to, roads not otherwise listed as major roads.
- Damage to agricultural crops and livestock.

Sudden failures of Low Hazard dams could result in property losses restricted mainly to the dam and rural lands, and the loss of human life is not probable.

History

None of the dams listed in **Table 4.1.1** have experienced any known failure or near-failure.

Probability

Dam failures are unlikely but not impossible. All dams, especially High and Significant hazard potential dams, should have an Emergency Action Plan (EAP) in place. In addition, aging dam infrastructure coupled with climate change could result in more frequent dam failures. The Climate Change section in Future Trends discusses climate change further.

Dam conditions can provide insight into how likely it is that a dam will fail. The U.S. Army Corps of Engineers defines dam conditions as follows:

Satisfactory

No existing or potential dam safety deficiencies are recognized. Acceptable performance is expected under all loading conditions (static, hydrologic, seismic) in accordance with the minimum applicable state or federal regulatory criteria or tolerable risk guidelines.

- No existing deficiencies or potentially unsafe conditions are recognized, with the exception of minor operational and maintenance items that require attention.
- Safe performance is expected under all loading conditions including the design earthquake and design flood.
- Permanent risk reduction measures (reservoir restrictions, spillway modifications, operating procedures, etc.) have been implemented to eliminate identified deficiencies.

Fair

No existing dam safety deficiencies are recognized for normal operating conditions. Rare or extreme hydrologic and/or seismic events may result in a dam safety deficiency. Risk may be in the range to take further action. Note: Rare or extreme events are defined by the regulatory agency based on their minimum applicable state or federal criteria.

- Lack of maintenance requires attention to prevent developing safety concerns.
- Maintenance conditions may exist that require remedial action greater than routine work and/or secondary studies or investigations.
- Interim or permanent risk reduction measures may be under consideration.

Poor

A dam safety deficiency is recognized for normal operating conditions which may realistically occur. Remedial action is necessary. 'Poor' may also be used when uncertainties exist as to critical analysis parameters which identify a potential dam safety deficiency. Investigations and studies are necessary.

- Dam has multiple deficiencies or a significant deficiency that requires remedial work.
- Lack of maintenance (erosion, sinkholes, settlement, cracking, unwanted vegetation, animal burrows, inoperable outlet gates) has affected the integrity or the operation of the dam under normal operational conditions and requires remedial action to resolve.
- Critical design information is needed to evaluate the potential performance of the dam. For example, a field observation or a review of the dam's performance history has identified a question that can only be answered by review of the design and construction history for the dam. Uncertainty arises when there is no design and/or construction documentation available for review and additional analysis is needed to better understand the risk associated with operation under normal operational conditions.
- Interim or permanent risk reduction measures may be under consideration.

Unsatisfactory

A dam safety deficiency is recognized that requires immediate or emergency remedial action for problem resolution.

- A critical component of the dam has deteriorated to unacceptable condition or failed.
- A safety inspection indicates major structural distress (excessive uncontrolled seepage, cracks, slides, sinkholes, severe deterioration, etc.), advanced deterioration, or operational deficiencies which could lead to failure of the dam or its appurtenant structures under normal operating conditions.

- Reservoir restrictions or other interim risk reduction measures are required.
- A partial or complete reservoir drawdown may be mandated by the state or federal regulatory agency.

Englewood Dam

Englewood Dam is located about 1.5 miles from the City of Englewood. Its current condition is assessed as Fair and there is a prepared EAP. According to the Miami Conservancy District, Englewood Dam was completed in 1921. The City of Englewood's wastewater treatment facility is located downstream from the dam.

Germantown Dam

Germantown Dam is located about 1.8 miles from the City of Germantown. Its current condition is assessed as Fair and there is a prepared EAP. The dam was completed in 1920, along with four other dams, for the purpose of flood control. Germantown Dam's inundation area covers 3,520 acres. The inundation area follows Twin Creek for 14 miles and would impact parts of neighboring Preble County.

Taylorville Dam

Taylorville dam is located about 0.6 miles from the City of Dayton. Its current condition is assessed as Fair and there is a prepared EAP. The dam was completed in 1921. The dam inundation area covers 11,000 acres and would cover 14 miles towards the City of Troy in Miami County.

Newfields Development Lake Dam

Newfields Development Lake Dam was completed in 1973 for recreational purposes. Its current condition is assessed as Fair and there is a prepared EAP.

Lake Marinole Dam

Lake Marinole Dam was completed in 1966 for recreational purposes. Its current condition is assessed as Fair and there is a prepared EAP.

Vulnerability Assessment***Infrastructure Impact***

Failures of High and Significant hazard potential dams could flood roadways, including major routes and local roads. Utility infrastructure (wastewater, drinking water, and commercial and industrial waste lines) may be disrupted or destroyed.

Population Impact

The local population could be impacted by loss of utilities, including the local water supply. Health hazards may also be released into the flood waters during a dam failure which may cause indirect harm to the local population. The local population could be impacted economically as well.

For social vulnerability, in the National Risk Index, "riverine flooding" had a score of 20.42 ("Relatively High"). People that are most vulnerable to flooding are those who live within the 100-year floodplain in structures that are not elevated about the base flood elevation. The index indicates an expected annual loss of \$7.3 million due to flood events with 1.5 events occurring per year.

Property Damage

At least one residential or commercial property is likely to face structural collapse during a High or Significant hazard potential dam failure. Dam failure has the potential to damage high value properties. Residential, commercial, industrial, and/or high value properties may be damaged by a significant hazard potential dam failure, as well as publicly owned properties. Properties that are owned by the dam owner may be exempt from the property damage calculation.

Loss of Life

Loss of life is likely during a high hazard potential dam failure. Loss of life during a Significant or Low hazard potential dam failure is not expected.

Economic Losses

Economic losses can include damage from flooding crops, flooding livestock, damaged goods, and the flooding of vital roadways.

Emergency Action Plans (EAPs) have been completed for all High hazard potential dams in the County (**Table 4.1.1**); however, the data is subjected to agreements where it cannot be published publicly. The Ohio Department of Natural Resources (ODNR) holds a record of these EAPs.

Future Trends**Land Use and Development Trends**

Development that has occurred in areas that will flood after a dam failure should be prepared for rapid flooding. Land use plans can limit development in these areas to prevent the increase of dam hazard potential. To better understand where development should be limited, dam failure inundation maps should be completed for as many dams as possible. If new residential construction units are within the inundation/breach areas of dams, it would increase property and population vulnerabilities despite county-wide population loss.

The current total value of taxable real estate in Montgomery County is \$10,386,064,700. In 2022, Montgomery County authorized 1,343 new residential units at a total value of \$268,164,000. The population is expected to decrease by 0.006 percent, or 3,417 people by 2030. An additional decrease of 4.7% is expected by 2040. Given these estimates, there are no known changes in risks associated with dam failures.

Climate Change

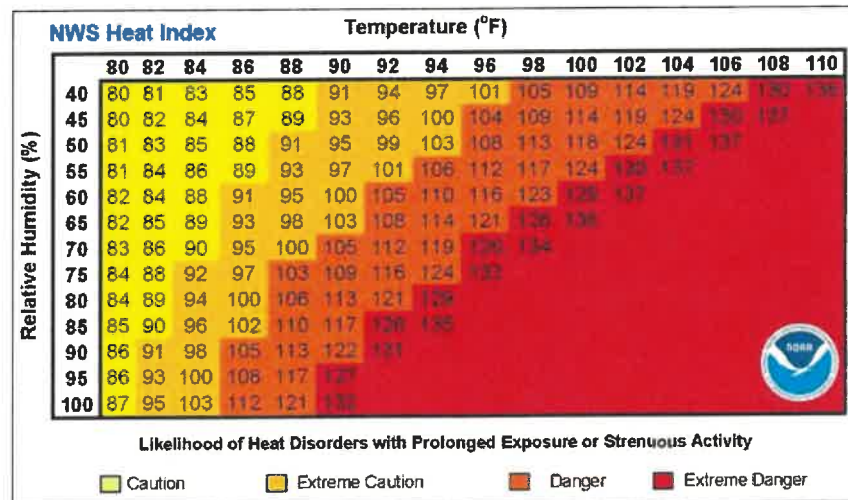
Climate change may increase the frequency and/or the severity of the impacts from a dam failure event. Climate change is having an uneven effect on precipitation (rain and snow) in the U.S. – some areas are experiencing increased precipitation and flooding, while others suffer from drought. If Montgomery County experiences effects of climate change related to heavy rainfall, more frequent and severe flooding could occur, which could lead to or be caused by dam failure. Aging dam infrastructure coupled with climate change could result in more frequent dam failures. According to the 2018 National Climate Assessment, dams and levees can fail after moderate or extreme rainfall. If Montgomery County experiences the effects of climate change related to more frequent droughts, dams and levees can be compromised as a result of the ground cracking due to drying, reduced soil strength, erosion, and subsidence. As drought or precipitation frequency and intensity increase with climate change, the probability and severity of dam failure may increase as well, especially if this infrastructure is not maintained, upgraded, or, if necessary, redesigned.

4.2 Drought and Extreme Heat

Description

According to the Federal Emergency Management Agency (FEMA), extreme heat is a period of high heat and humidity with temperatures above 90 degrees for at least two to three days. In extreme heat the human body works extra hard to maintain a normal temperature, which can lead to death. Extreme heat is responsible for the highest number of annual deaths among all weather-related hazards. Humid conditions, which add to the discomfort of high temperatures, occur when a high-pressure weather system traps hazy, moist air near the ground. Extreme heat may also contribute to the formation of a drought if moisture and precipitation are lacking. The National Weather Service's Heat Index Chart is provided in Figure 4.2.1.

Figure 4.2.1: Heat Index Chart



Source: National Weather Service

Extreme heat events are often accompanied by drought conditions when the events are prolonged. A drought is a shortage in precipitation over an extended period of time. Droughts are common throughout all climatic zones and can range in length from a couple of weeks to multiple years or decades in some areas. In 2012, Montgomery County experienced its longest drought, which lasted 34 weeks.

According to the National Oceanic and Atmospheric Administration (NOAA), there are three common types of droughts: Meteorological, Agricultural, and Hydrological. Meteorological drought severity is calculated by the amount of the rainfall deficit (compared to annual averages) and the length of the dry period. Agricultural drought is based on the effects to agriculture by factors such as rainfall and soil water deficits or diminished groundwater/reservoir levels needed for irrigation. Hydrological drought is based on the effects of rainfall shortages on the water supply, such as stream flow, reservoir and lake levels, and groundwater table decline.

Location

Drought is a countywide hazard that can affect all locations and jurisdictions in Montgomery County. More specifically, these hazards typically occur at a regional scale. Droughts most commonly occur in Ohio from spring through autumn; however, they may occur at any time throughout the year.

Extent

Due to the regional nature of droughts and extreme heat events, effects may be noticed throughout the County in both the urbanized and rural areas. All jurisdictions within the County may be affected in a single drought event. In Montgomery County, droughts are often linked to prolonged periods of above average temperatures and little to no precipitation.

Initial effects of drought can be noticed within a short period, as soil may dry out and plants may wither and die. When drought conditions persist over several weeks, months, or years, effects may be more pronounced with reductions in water levels of wells, lakes, reservoirs, streams, and rivers. Water supply issues for agriculture, commercial/industrial activities, and private consumption may arise if drought conditions persist over a long term.

The extent of the drought is determined by the Palmer Drought Severity Index (PDSI), shown below in **Table 4.2.2**. In this way, the Index can be utilized as a tool to help define disaster areas and indicate the availability of irrigation water supplies, reservoir levels, range conditions, amount of stock water, and potential for forest fires. The Palmer Drought Severity Index depicts prolonged (in months or years) abnormal dryness or wetness and is slow to respond, changing little from week to week. It also reflects long-term moisture runoff, recharge, and deep percolation, as well as evapotranspiration.

Table 4.2.2: Palmer Drought Severity Index Classifications and Federal Drought Categories

Palmer Drought Severity Index	Category	Description
-1.0 to -1.9	D0	Abnormally Dry
-2.0 to -2.9	D1	Moderate Drought
-3.0 to -3.9	D2	Severe Drought
-4.0 to -4.9	D3	Extreme Drought
-5.0 or less	D4	Exceptional Drought

The Palmer Drought Severity Index is a standardized index with values typically falling between -4.0 and +4.0, although extreme conditions can be greater in value (includes federal drought categories). Negative values indicate drought conditions while positive values represent wet conditions. Values around zero represent near normal conditions.

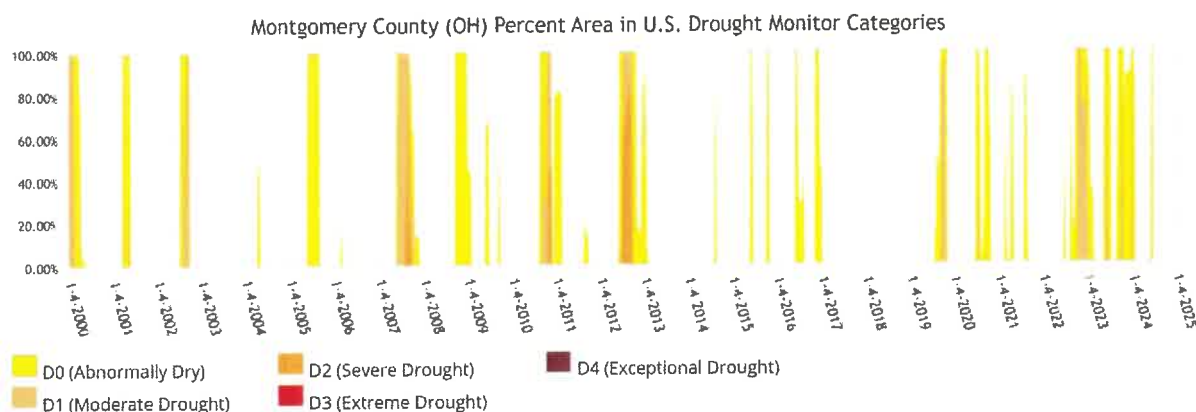
Abnormally dry (D0) and moderate drought (D1) conditions occur frequently and typically do not adversely affect agricultural activities unless conditions are sustained in nature. Severe and extreme drought (D2 and D3, respectively) conditions begin to impact agricultural crops, leading to potential economic losses. These more severe events also may impact drinking water resources, especially if the source is a lake or reservoir. Sustained severe droughts may alter the ability of the soil to absorb water, leading to potential flash flooding when rainfall resumes.

History

Drought

U.S. Drought Monitor (USDM) describes severe drought as a time when crops suffer, the numbers of wildfires are high and the soil is dry, cracked and pulling away from foundations. In an extreme drought, yields are minimal, livestock are stressed, and lawns go dormant. Data shows that Montgomery County has spent 261 weeks in abnormally dry conditions, 98 weeks in moderate drought, 23 weeks in severe drought, and zero weeks in extreme or exceptional drought since 2000. **Figure 4.2.3** depicts the drought monitor history for Montgomery from 2000 through February 2024. The most extensive periods of moderate drought specific to Montgomery County are provided in **Table 4.2.4** (Source: U.S. Drought Monitor).

Figure 4.2.3: Drought in Montgomery County from 2000 to 2024



From the U.S. Drought Monitor website, <https://droughtmonitor.unl.edu/DmData/TimeSeries.aspx> 7-1-2024



D0 = Abnormally Dry, D1 = Moderate Drought, D2 = Severe Drought, D3 = Extreme Drought, D4= Exceptional Drought

Source: U.S. Drought Monitor

Table 4.2.4: Periods of Moderate Drought in Montgomery County, Ohio, 2000-2023

Start Date	End Date	# of Consecutive Weeks
9/26/2023	10/24/2023	5
6/6/2023	6/13/2023	2
10/18/2022	1/17/2023	14
10/6/2020	10/13/2020	2
7/21/2020	7/28/2020	2
9/10/2019	10/29/2019	8
6/19/2012	10/2/2012	16
9/14/2010	11/23/2010	11
6/5/2007	10/16/2007	20
8/6/2002	9/24/2002	8
5/8/2001	5/15/2001	2
1/4/2000	2/22/2000	8

Source: U.S. Drought Monitor

Severe Drought

There have been three severe drought events in Montgomery County since January 1, 2020.

- **Severe Drought (D2), July 2012 – September 2012:**
 - Starting in June 2012, 100 percent of Montgomery County was experiencing abnormally dry conditions with small parts of the county in moderate drought. Beginning in July 2012, 49 percent of the county entered severe drought, which increased to 89 percent by late August. Severe drought conditions continued until early October 2012.
- **Severe Drought (D2), November 2010:**
 - In September 2010, 100% of Montgomery County experienced abnormally dry conditions with fluctuating moderate drought throughout September and October. In early November 2010, 45 percent of the county entered a severe drought that persisted through the end of November.
- **Severe Drought (D2), August 2007 – September 2007:**
 - Starting in June 2007, 100 percent of Montgomery County was experiencing abnormally dry and moderate drought conditions. In mid-August, conditions worsened, and 40 percent of Montgomery County entered a severe drought. Conditions lessened slightly the following week, but then persisted until early September when 100% of the county entered a severe drought. By the end of September, only 22% of the county remained in severe drought. A moderate drought and abnormally dry conditions persisted through October 2007.

Extreme Heat

There have been three heat events and three excessive heat events in Montgomery County since January 1, 1995. All events are listed individually in **Appendix A**.

- **Excessive Heat Event, July 19 through 21, 2019:**
 - High temperatures in the 90's across Montgomery County and the Dayton metropolitan area combined with high relative humidity created heat index values in excess of 100 degrees for a third day in a row.
- **Heat Event, July 1 through July 7, 2012:**
 - Ongoing daily heat continued into early July across southwestern Ohio. Although heat indices were not as high as late June, heat indices in the area generally ranged from 90 to 100 degrees Fahrenheit each day through July 7.
- **Heat Event, June 28 through June 30, 2012:**
 - Many locations across southwestern Ohio experienced heat indices over 100 degrees Fahrenheit on June 28 and 29. On June 30, heat indices generally rose to 90 to 95 degrees, which was compounded by widespread power outages in the area.
- **Excessive Heat Event, August 23 and 24, 2007:**
 - Oppressively hot and humid conditions with heat indices near 105 degrees impacted the Cincinnati and Dayton metro areas August 22 through August 24.
- **Excessive Heat Event, August 6 through 10, 2007:**
 - Oppressively hot and humid conditions with heat indices near 105 degrees impacted southern Ohio August 7 through August 10.

- **Heat Event, July 20 through July 31, 1999:**
- The last part of July was very hot and humid across the state with temperatures reaching the 90's on most days and above 100 for a few days. The dewpoints and overnight lows were in the 70's through much of the period. The excessive heat contributed to ten deaths in the Cincinnati metro area and three in the Dayton metro area.

Probability

Montgomery County has experienced droughts in the past, and the potential exists for the County to experience droughts in the future. Montgomery County has had 15 drought events since 2000. Montgomery County has a 98 percent chance of having a drought and/or experiencing abnormally dry conditions each year based on historical data. Montgomery County had six heat events between 1995 and 2023. Montgomery County has a 21 percent chance of having a heat event each year based on historical data.

Seasons of drought and extreme heat have the potential to occur during any particular year when necessary, conditions are met, and according to the Midwest Chapter of the Fourth National Climate Assessment, the frequency of major heat waves in the Midwest has increased over the last six decades. In addition, it is predicted that as the climate gets warmer, there will be an associated increase in the number and severity of summer droughts and extreme heat events. The Climate Change section in Future Trends discusses climate change further.

Vulnerability Assessment

Drought projections suggest that some regions of the U.S. will become drier and that most will have more extreme variations in precipitation. Even if current drought patterns remain unchanged, warmer temperatures will amplify drought effects. Drought and warmer temperatures may increase risks of large-scale insect outbreaks and wildfires, in addition to accelerating tree and shrub death and changing habitats and ecosystems in favor of drought-tolerant species. Forest and rangeland managers can mitigate some of these impacts and build resiliency in forests through appropriate management actions.

Infrastructure Impact

Drought does not have a significant impact on infrastructure or structures. The greatest impacts of drought are on agricultural interests, as crops may fail, and livestock may not have sufficient water resources.

Population Impact

Extreme heat can have an impact on the population of the entire County. Groups who live in areas with minimal tree cover or urban areas may experience higher temperatures relative to outlying areas due to the urban heat island effects. Groups that are particularly vulnerable to extreme heat, such as older adults and people with chronic health conditions may experience illness or injury, such as heat cramps, heat exhaustion, and heat stroke.

For social vulnerability, the FEMA National Risk Index does not have a rating for drought, but it does have a rating for "Heat Wave" for a score of 87.5 ("relatively moderate"). The index indicates an expected annual loss of \$816,000 due to heat wave events with 2.6 events occurring per year.

Property Damage

During extreme heat events, utility failure may occur due to overuse of electricity for cooling. Property damage is a possibility due to extreme heat. Vehicles are at risk of breaking down from excessive heat, as heat can reduce battery life and reduce the efficiency of the cooling system resulting in overheated engines. Extreme heat can also cause a home to dry out and prematurely age. Excessive heat in combination with lack of rainfall (drought) can cause soil to shrink and crack, which puts stress on a

home's foundation that can be costly to fix. Drought and warmer temperatures may increase risks of large-scale insect outbreaks and wildfires. Drought and warmer temperatures may also accelerate tree and shrub death, changing habitats and ecosystems in favor of drought-tolerant species. FEMA's National Risk Index identifies the potential economic loss, specifically expected annual loss for buildings, and expected annual loss (EALP) for population equivalence, associated with Montgomery County for a Heat Wave event, as recorded in **Table 4.2.5** below.

Table 4.2.5: Structure and Population Vulnerability from Heat Wave

Census Tract	Expected Annual Loss (Agriculture)	Expected Annual Loss (Building)	Expected Annual Loss (Population Equivalence)	Expected Annual Loss (Total)
040406	\$58	\$168	\$11,828	\$12,054
150100	\$2,057	\$104	\$8,988	\$11,149
010200	\$0	\$103	\$10,878	\$10,981
140100	\$2,158	\$100	\$8,651	\$10,908
165000	\$577	\$98	\$10,048	\$10,723
130102	\$744	\$112	\$9,710	\$10,566
020400	\$0	\$94	\$10,079	\$10,174
050504	\$30	\$100	\$9,735	\$9,865
090304	\$12	\$76	\$9,753	\$9,841
125000	\$148	\$60	\$9,574	\$9,782
100101	\$68	\$91	\$9,452	\$9,611
050503	\$5	\$109	\$9,443	\$9,557
090302	\$12	\$97	\$9,372	\$9,482
050600	\$1,441	\$93	\$7,929	\$9,463
125102	\$16	\$89	\$9,344	\$9,449
040405	\$0	\$93	\$9,356	\$9,449
080500	\$0	\$73	\$9,226	\$9,300
050106	\$48	\$87	\$9,051	\$9,186
100102	\$1	\$86	\$8,732	\$8,819
080100	\$0	\$88	\$8,674	\$8,762
Total	\$7,374	\$1,922	\$189,824	\$199,120

Source: FEMA National Risk Index

Loss of Life

Loss of life is possible during drought and extreme heat events, especially for young children, the elderly, and individuals with respiratory conditions.

Economic Losses

Economic losses are a threat from extreme heat and droughts to Montgomery County. Crops and livestock may be compromised during prolonged extreme heat events. Human productivity can also be affected when working conditions become too hot. According to the 2022 Census of Agriculture developed by the U.S. Department of Agriculture (USDA), top crop items based on acreage for Montgomery County include soybeans for beans, corn for grain, wheat for grain, forage-land used for all hay and haylage, and corn for silage/greenchop (animal feed). Based on data from the U.S. Department of Agriculture, Montgomery County's crop yields were not impacted from previous drought events. However, census data was collected for 2017 and 2022 which are two years with zero to minimal drought events for Montgomery County. Acreage farmed for Corn, Hay & Haylage, and Soybeans increased, while acreage for Wheat decreased between 2017 and 2022. Yield per acre increased in 2022 versus 2017 with an average of about four bushels per acre for Corn, Soybeans, and Wheat. Yield per acre decreased for Hay & Haylage by two percent (Figure 4.2.6). Agricultural land use can be seen on the land use map in Chapter 1 (Figure 1.2.1).

Table 4.2.6: Montgomery County Crop Yields 2017 - 2022

Commodity	2017		2022	
	Acres	Crop Yield	Acres	Crop Yield
Corn, Grain	35,568	5,915,748 bushels	39,369	6,796,369 bushels
Hay & Haylage	4,181	9,804 tons	6,418	14,950 tons
Soybeans	44,635	2,246,008 bushels	49,994	2,608,479 bushels
Wheat	1,410	109,670 bushels	2,178	176,544 bushels

Source: United States Department of Agriculture Census

Future Trends

Land Use and Development Trends

Drought and extreme heat are most likely to impact agriculture land uses and land uses that house or serve vulnerable populations, such as schools, daycares, hospitals, and nursing homes. Less people can mean generally less people vulnerable to extreme heat/drought events. However, the increase of people age 65+ from 2017 (9,664) to 2022 (10,326) could mean more vulnerability to Extreme Heat for that population group. Increase of agricultural land use, crop yields, and livestock cash receipts can mean more vulnerability to drought in those areas.

The current total value of taxable real estate in Montgomery County is \$10,386,064,700. In 2022, Montgomery County authorized 1,343 new residential units at a total value of \$268,164. The population is expected to decrease by 0.006 percent, or 3,417 people by 2030. An additional decrease of 4.7% is expected by 2040. Given these estimates, there are no known changes in risks associated with droughts.

Climate Change

Climate change may increase the frequency and/or the severity of the impacts from drought and extreme heat events. As the climate gets warmer, there will be an associated increase in the number and severity of droughts and extreme heat events. Warmer global temperatures may be associated with a prolonged growing season, but this trend may also increase the risk of crop stress due to excessive heat and crop damage due to increased pests and disease. The longer growing season may help some crops but crops like corn and soybean will be negatively affected by the severe heat in the summer, which will decrease these crops' yields. Additionally, increased frequency and severity may negatively impact infrastructure. For example, dams and levees may be compromised after a



prolonged drought if drying, reduction of soil strength, erosion, subsidence, or ground cracking occurs. Climate change is expected to increase the occurrence and duration of heat waves in the coming decades.

4.3 Earthquakes

Description

Earthquakes are sudden and rapid movements of the Earth's crust and are caused by the abrupt shifting of rocks deep underneath the earth's surface. These movements vary in length and may last from a few seconds to several minutes.

The seismicity, or seismic activity, of an area refers to the frequency, type, and size of earthquakes experienced over time. Earthquakes are measured using observations from seismometers. The Moment Magnitude Scale (MMS), which was developed in the 1970's, is the most common scale on which earthquakes larger than approximately 5.0 in magnitude are reported for the entire world. Earthquakes smaller than magnitude 5.0, which are more numerous, are reported by national seismological observatories and measured most on the local magnitude scale – also referred to as the Richter Scale. These two scales are numerically similar in their range of validity. Earthquakes of magnitude 3.0 or lower are often almost imperceptible or weak, while earthquakes of magnitude 7.0 or greater can potentially cause serious damage over larger areas.

Damage from an earthquake also depends on the earthquake's depth in the Earth's crust. The shallower an earthquake's epicenter, the more damage to structures it will cause. Alternatively, an earthquake can also be measured by its intensity. The Modified Mercalli Intensity Scale (MMI) ranges in value I to XII, in roman numerals (**Table 4.3.1**).

Earthquakes can happen anywhere without warning; they are low-probability, high-consequence events. Most major earthquakes in the U.S. have occurred in California as well as in Alaska, Hawaii, Oregon, Puerto Rico, Washington, and the entire Mississippi River Valley. There have been recorded earthquakes throughout the U.S., and the Ohio River Valley has experienced earthquakes exceeding the 3.0 magnitude within the last 25 years.

Location

Earthquakes are countywide hazards and can affect all areas and jurisdictions within Montgomery County. According to the Ohio Department of Natural Resources (ODNR), Ohio is located on the periphery of the New Madrid Seismic Zone, an area in and around Missouri that was the site of the largest earthquake sequence to occur in the country in the 1800s. Additionally, seismic activity is concentrated in the western Ohio region known as the *western Ohio seismic zone* (also referred to as the *Fort Wayne (Anna) seismogenic zone*), where more than 40 earthquakes have been felt since 1875. Montgomery County does fall in the western Ohio seismic zone.

There is a short fault line that runs north/south in southeast Montgomery County and north Warren County. (**Figure 4.3.2**).

Extent

Earthquakes pose a risk to life and property depending on the severity. To monitor earthquakes, the State of Ohio and the ODNR Division of Geological Survey coordinates a 29-station network (**Figure 4.3.3**) of seismograph stations throughout the state to continuously record earthquake activity. The Ohio Seismic Network (OhioSeis) stations are distributed across the state but are concentrated in the most seismically active areas or in areas that provide optimal conditions for detecting earthquakes. While the seismic network cannot predict earthquakes or provide an alert prior to an event, it can provide insight into earthquake risks in the state so that intelligent decisions about building and facility design and construction, insurance coverage, and other planning decisions can be made by individuals, business and industry, and governmental agencies.

According to the ODNR, there six Ohio Seismic Network monitoring stations in Montgomery County, and three in Montgomery's neighboring Ohio counties: Miami, Greene, and Butler. This sentence is unclear. Please fix the wording.

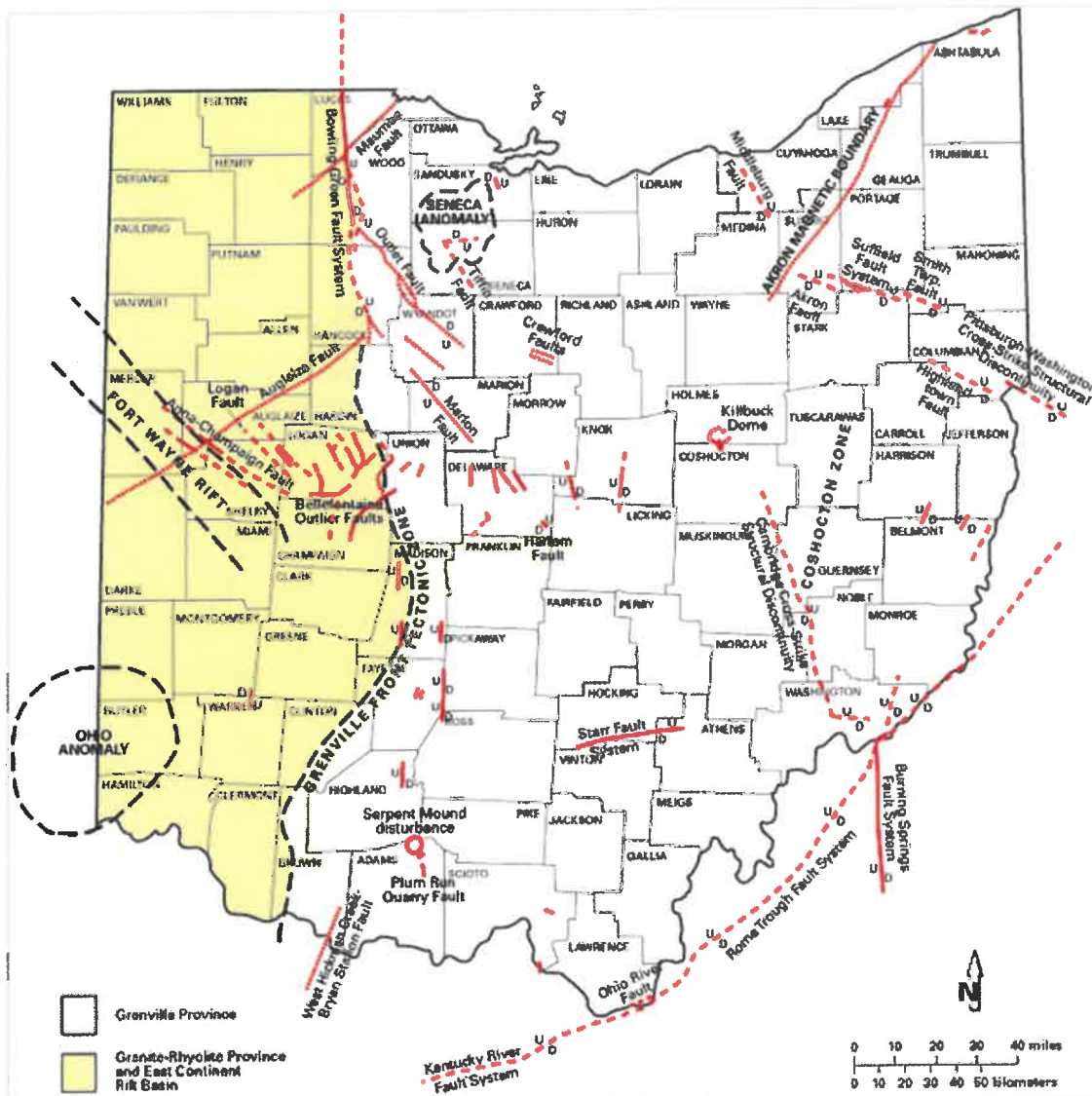
Earthquakes can yield a variety of different outcomes. With the ground shaking associated with earthquake events, buildings have a high potential to be impacted. If soil liquefaction, or the mixing of sand and soil with groundwater occurs, buildings can sink into the ground. Earthquakes also have the potential to rupture dams or levees along a river, resulting in flooding and even tsunamis (see Dam Failure section). Earthquakes can cause landslides or avalanches in high-risk areas and can cause mines to subside. Furthermore, earthquakes that break gas and power lines can result in fires.

Table 4.3.1: Modified Mercalli Intensity Scale

Modified Mercalli Intensity Scale		Magnitude
I	Detected only by sensitive instruments.	1.5
II	Felt by few persons at rest, especially on upper floors; delicately suspended objects may swing.	2
III	Felt noticeably indoors, but not always recognized as earthquake; standing autos rock slightly, vibrations like passing truck.	2.5
IV	Felt indoors by many, outdoors by few, at night some awaken; dishes, windows, doors disturbed; standing autos rock noticeably.	3
V	Felt by most people; some breakage of dishes, windows, and plaster; disturbance of tall objects.	3.5
VI	Felt by all, many frightened and run outdoors; falling plaster and chimneys, damage small.	4
VII	Everybody runs outdoors; damage to buildings varies depending on quality of construction; noticed by drivers of autos.	4.5
VIII	Panel walls thrown out of frames; walls, monuments, chimneys fall; sand and mud ejected; drivers of autos disturbed.	5
IX	Buildings shifted off foundations, cracked, thrown out of plumb; ground cracked; underground pipes broken.	5.5
X	Most masonry and frame structures destroyed; ground cracked, rails bent, landslides.	6
XI	Few structures remain standing; bridges destroyed, fissures in ground, pipes broken, landslides, rails bent.	6.5
XII	Damage total; waves seen on ground surface, lines of sight and level distorted, objects thrown up into air.	7 7.5 8

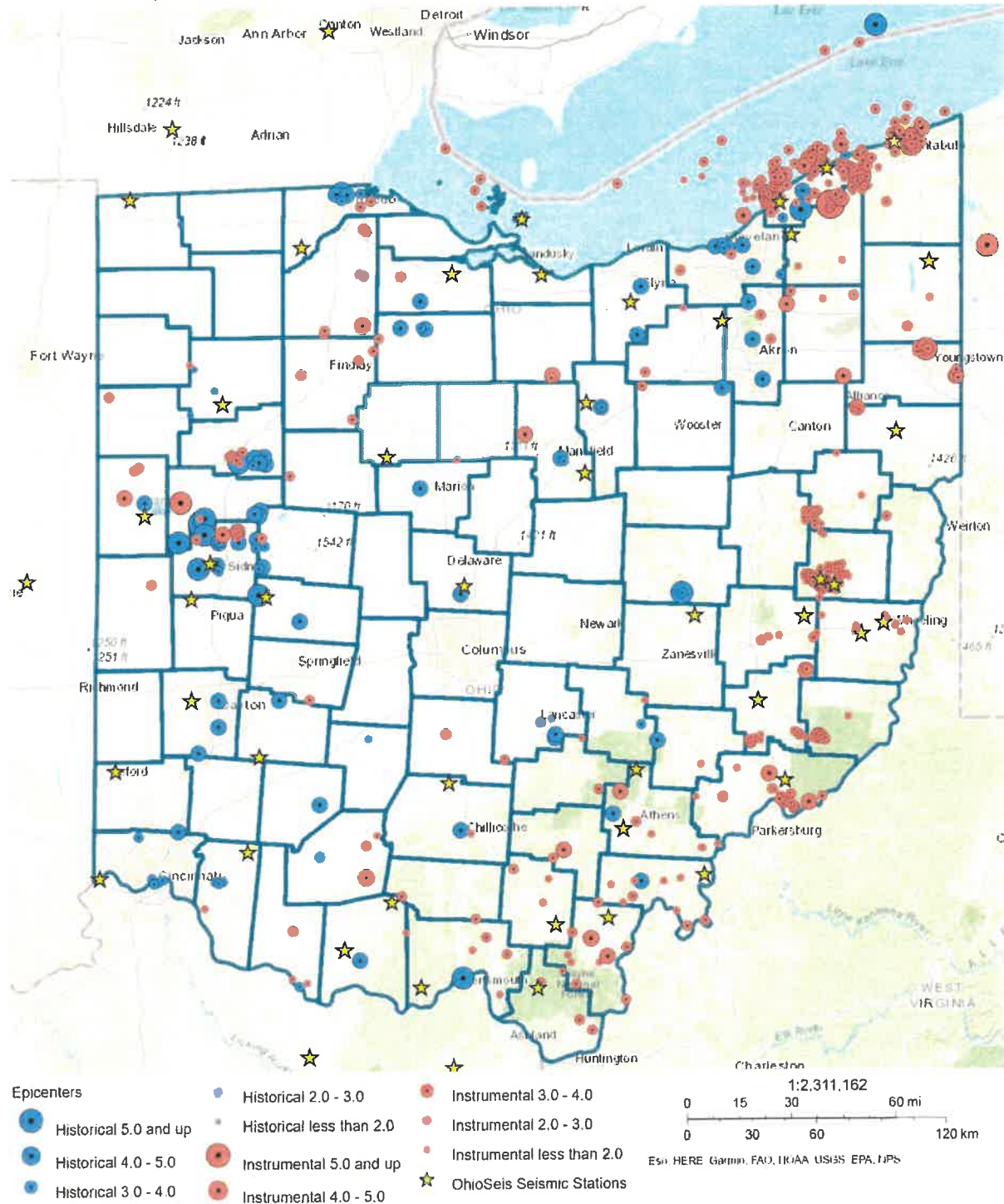
Source: ODNR

Figure 4.3.2: Ohio Faults and Seismic Zones



Source: ODNR

Figure 4.3.3: Earthquake Epicenters and Seismic Monitoring Stations in Ohio



Source: ODNR

History

More than 300 earthquakes of 2.0 magnitude or greater with epicenters in Ohio have occurred since 1776. Most of these events have been small, in the 2.0 to 3.0 magnitude range, while 15 earthquakes

have caused minor-to-moderate damage and no recorded deaths. Montgomery has had three earthquakes, one in 1834 with a 3.5 magnitude, one in 1873 with a 3.0 magnitude, and the last in 1950 with a 3.1 magnitude. There is no known damage.

Figure 4.3.4, below, displays epicenters of all historical earthquakes with a magnitude greater than 1.0. Locations and magnitudes of non-instrumental earthquakes correspond to felt area or maximum epicentral Modified Mercalli Intensities and may be in error by a considerable distance.

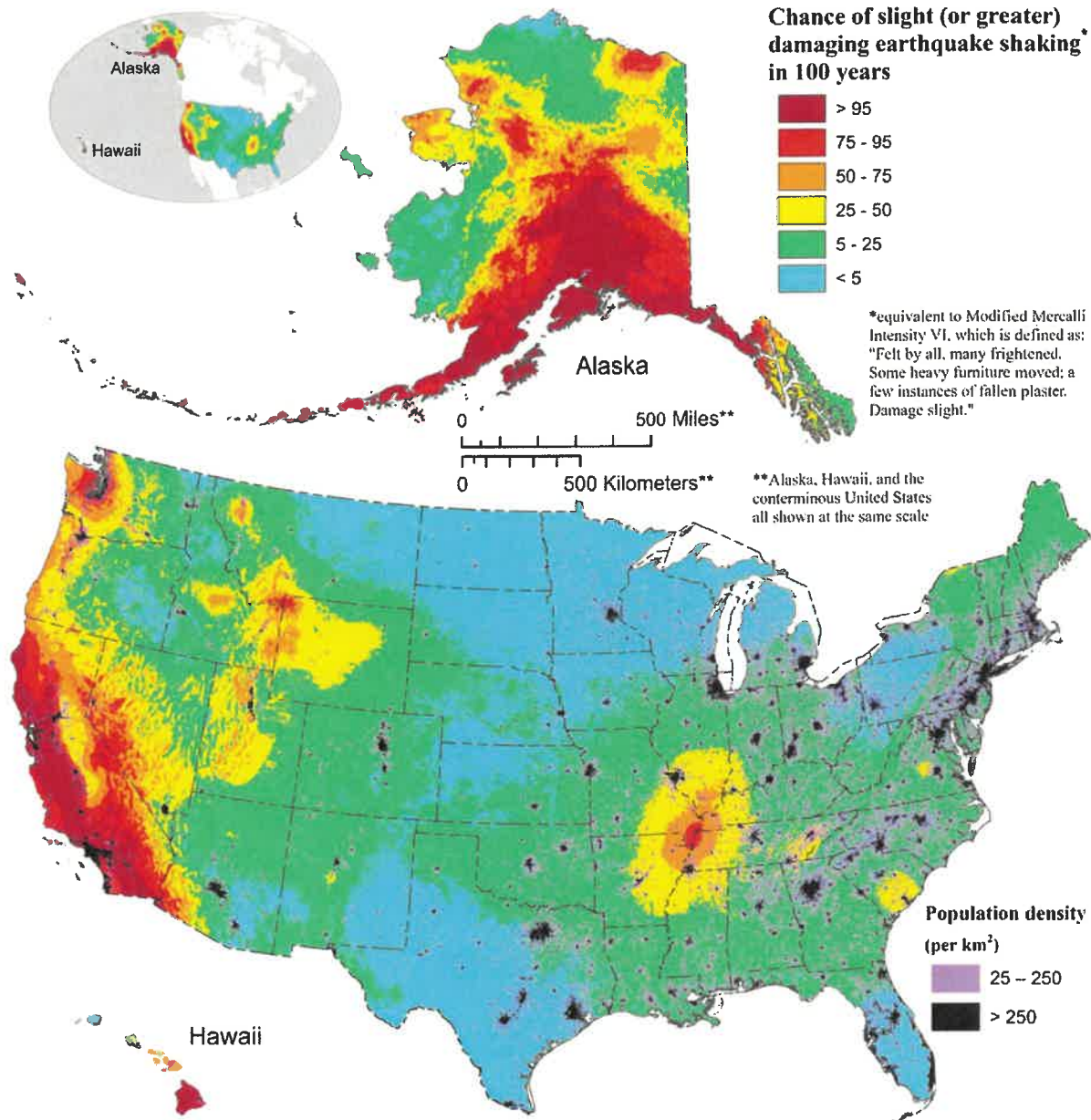
Probability

The USGS has both long-term and short-term probabilistic seismic hazard forecasts. In the 2024 one-hundred-year probabilistic seismic hazard forecast, the United States Geological Survey estimated that there is a 5 to 25 percent chance of potentially minor-damage ground shaking for Montgomery County (**Figure 4.3.4**).

The USGS also prepared national seismic hazard maps (NSHMP) for the United States. These time-independent maps are shown for two percent and ten percent probability of earthquake ground-shaking exceedance levels at specified probabilities over a 50-year period at several hundred thousand sites across the United States. The map (**Figure 4.3.6**) identifies that Montgomery County has an eight percent to 20 percent peak ground acceleration for two percent probability of exceedance in 50 years.

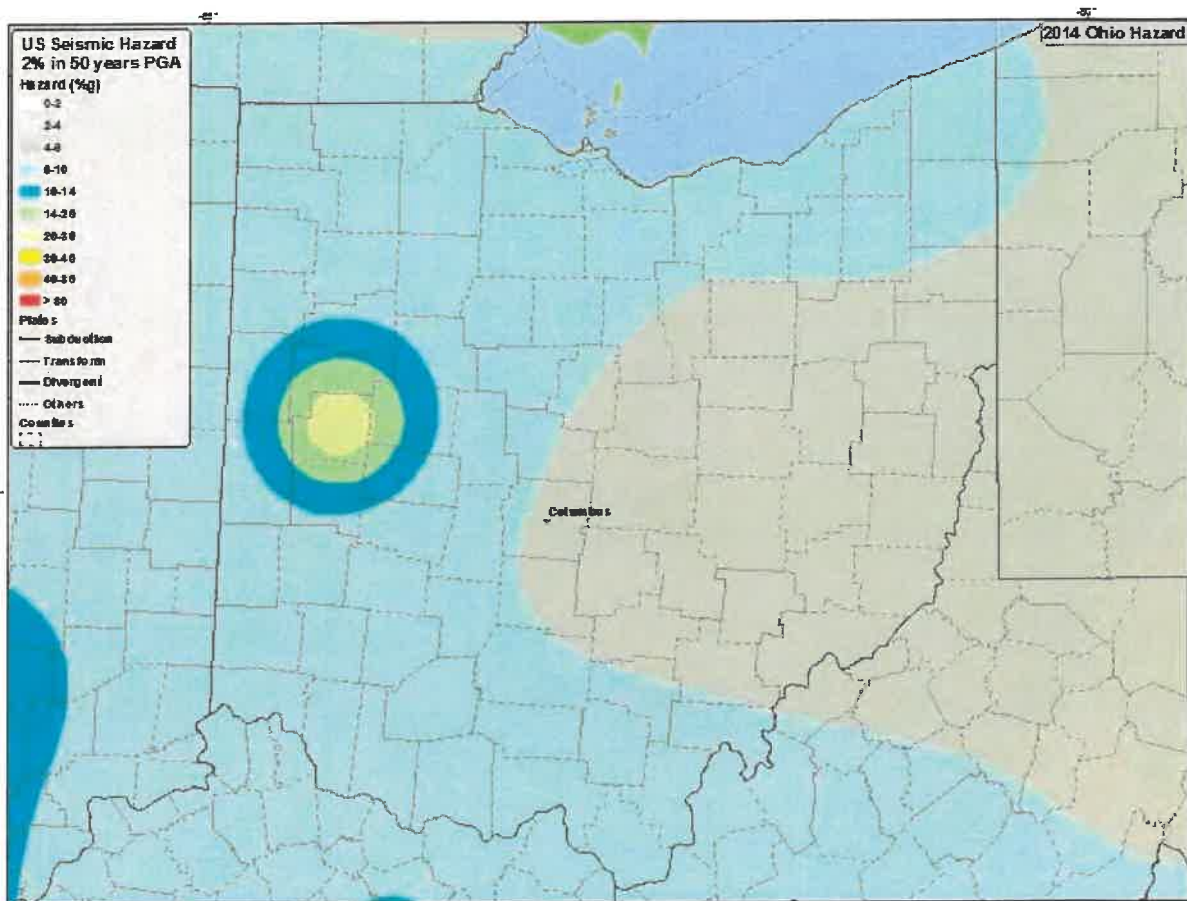
Furthermore, the ODNR indicates that the brief historic record of Ohio earthquakes suggests a risk of moderately damaging earthquakes in the western, northeastern, and southeastern parts of the State.

Figure 4.3.4: Earthquake Shaking and Seismic Design Categories



Source: USGS

Figure 4.3.5: 2014 Seismic Hazard Map of the State of Ohio



Source: USGS

Vulnerability Assessment

Infrastructure Impact

There have been three earthquakes with a 3.0 magnitude or higher in Montgomery County since 1834. The first earthquake recorded was in 1834 with a 3.5 magnitude, the second in 1873 with a 3.0 magnitude, and the final in 1950 with a 3.1 magnitude. This was the first known earthquake to happen in Montgomery County. Magnitudes under three are not generally noticed by people and cause little, if any damage. Buildings, roadways, and gas and power lines have the potential to be affected. Since the probability of an earthquake occurring in Montgomery County is less than one percent, there is a low risk of impact to infrastructure as a result.

Population Impact

There is a relatively low risk of earthquakes occurring in Montgomery County. Accordingly, there is low risk of impact to the population. If an earthquake would occur within Montgomery, the population could be impacted by loss of homes, loss of utilities, as well as potential reduction of air quality.

For social vulnerability, the National Risk Index indicates that the population in Montgomery County has a score of 90.2 ("relatively low") for earthquakes. Earthquakes are unlikely to occur in Montgomery County; therefore, the population is unlikely to be affected by earthquakes. Socially vulnerable populations may be more affected by earthquakes if they live in older housing units or apartment complexes that do not have adequate earthquake-resilient infrastructure. The index indicates an

expected annual loss of \$3 million due to earthquakes with a less than 0.048 percent chance of an event occurring per year.

Property Damage

With any earthquake event, there is potential for property damage to occur, as ground shaking can lead to damaged buildings. Due to the non-site-specific nature of this hazard, **Table 4.13** lists the 14 census tracts in Montgomery County with the highest vulnerability.

Loss of Life

Montgomery County has no recorded earthquake events that have resulted in loss of life; however, in the event that an earthquake occurs, there is potential for loss of life. If there are more people and structures in an earthquake prone location, there is likely to be more of an impact. Loss of life can be mitigated by educating the public on proper protection in the event of an earthquake. For example, the USGS resources on preparing for an Earthquake hazard ([USGS Resources for Earthquake Preparedness](#)) as well as the Ready Campaign ([Ready.gov](#)) are national public service campaigns designed to educate and empower the American people to prepare for, respond to, and mitigate disasters.

Economic Losses

Earthquakes have the potential to damage infrastructure, resulting in the economic burden of clean up and repairs. Potential economic losses and damage associated with Montgomery County for earthquakes according to FEMA's National Risk Index are recorded in **Table 4.3.6** below. This table summarizes the population from 2020, building value, expected annual loss (EAL) for buildings, and expected annual loss (EALP) for population equivalence in Montgomery County. Compared with other hazards, earthquakes are relatively unlikely to occur in Montgomery County, meaning there is low risk of economic loss as a result of an earthquake.

Table 4.3.6: Structure and Population Vulnerability from Earthquakes

Census Tract	Expected Annual Loss (Agriculture)	Expected Annual Loss (Building)	Expected Annual Loss (Population Equivalence)	Expected Annual Loss (Total)
001501	\$0	\$162,081	\$78,375	\$240,456
003404	\$0	\$67,715	\$11,399	\$79,114
080700	\$0	\$59,334	\$9,450	\$68,784
140100	\$0	\$42,869	\$20,999	\$63,867
001700	\$0	\$52,046	\$10,409	\$62,455
130102	\$0	\$49,970	\$12,394	\$62,365
003500	\$0	\$49,295	\$8,692	\$57,987
150100	\$0	\$39,199	\$14,746	\$53,945
050107	\$0	\$44,465	\$8,109	\$52,574
030100	\$0	\$42,908	\$6,482	\$49,390
040406	\$0	\$40,307	\$8,864	\$49,171
001802	\$0	\$40,325	\$8,215	\$48,540
040401	\$0	\$39,423	\$8,890	\$48,314

Census Tract	Expected Annual Loss (Agriculture)	Expected Annual Loss (Building)	Expected Annual Loss (Population Equivalence)	Expected Annual Loss (Total)
115011	\$0	\$34,100	\$11,919	\$46,020
125104	\$0	\$37,056	\$6,932	\$43,987
120101	\$0	\$32,940	\$10,044	\$42,983
040302	\$0	\$32,532	\$10,415	\$42,948
100400	\$0	\$34,665	\$7,626	\$42,291
110100	\$0	\$39,160	\$3,074	\$42,235
110202	\$0	\$32,266	\$6,847	\$39,113
Total	\$0	\$972,655	\$263,883	\$1,236,538

Source: FEMA National Risk Index

Future Trends

Land Use and Development Trends

While incidence and likelihood of earthquakes is low in Montgomery County, all communities are at low risk. By planning for and managing land use to accomplish social, ecological, and economic sustainability, communities can reduce the negative impacts caused by earthquakes. This can be accomplished through comprehensive land-use plans and supportive federal and state policies. As such, enforcement of stricter building codes that ensure that all new developments are built up to code can reduce risk. Infrastructure (constructed facilities and lifelines) should be designed and constructed to resist earthquake shaking following the current state-of-the-art engineering and technology practices.

More buildings but less people can mean more property loss but less population vulnerability. Similar median structure year built but older relative to today could mean more vulnerability to properties and inhabitants. The current total value of taxable real estate in Montgomery County is \$10,386,064,700. In 2022, Montgomery County authorized 1,343 new residential units at a total value of \$268,164. The population is expected to decrease by 0.006 percent, or 3,417 people by 2030. An additional decrease of 4.7% is expected by 2040. If new residential buildings are built to code, there are no known changes in the risk associated with earthquakes.

Climate Change

Climate change has no known effect on the probability or extent of earthquakes.

4.4 Flood

Description

FEMA describes a flood as “a general and temporary condition of partial or complete inundation of normally dry land areas from the overflow of inland or tidal waters [and] the unusual and rapid accumulation or runoff of surface waters from any source.” Floods are typically riverine, coastal, or shallow. Flash floods are floods that occur quickly, even occurring without visible signs of precipitation.

Urban flooding is a type of flood that can occur in areas of development that have a high level of impervious surfaces such as concrete. The level of development and the level of stormwater management practices impact the severity of urban flooding.

Common flood-related terms include:

- **100-Year Flood:** A flood that has a one percent chance of occurring each year. The 100-year floodplain can be seen in **Figure 4.4.1: Flood Hazard Map**. The elevation of the water from the 100-year flood is called the Base Flood. Mitigation strategies should be based on the base flood elevation.
- **Floodplain:** An area that has the potential to flood from any source.
- **Floodway:** Sometimes referred to as a regulatory floodway. FEMA defines a floodway as “the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the Base Flood without cumulatively increasing the water surface elevation more than a designated height.”
- **Flash flood:** Flash floods are typically caused by heavy rainfall over a short period of time. These floods are particularly dangerous because they can occur in minutes and can sometimes occur even without rainfall such as when an ice jam breaks or dissolves. Areas impacted by wildfires are particularly susceptible to flash floods. Flash floods can occur just about anywhere with enough rainfall and are not restricted to the 100-year floodplain. Development/restriction to drainage or increased impervious surfaces can contribute to flash flood frequency.

Location

Flooding can occur throughout Montgomery County. Flash flooding is more likely to occur in developed areas or along lakes and rivers. **Figure 4.4.1** shows the location of the 100-year floodplain. Floods can and do occur outside the FEMA defined 100-year flood zone. Sometimes very small watersheds are not included in the FEMA analyses, but floods can occur in these smaller watersheds as well.

Extent

Montgomery County currently has 116 flood insurance maps (see **Appendix F**). The most recent update is from October 2022.

Montgomery County and 17 communities within the County, including the Cities of Brookville, Carlisle, Centerville, Clayton, Dayton, Englewood, Huber Heights, Kettering, Miamisburg, Moraine, Riverside, Trotwood, Union, Vandalia and West Carrollton participate in the National Flood Insurance Program (NFIP) (**Table 4.4.2**). The Village of Germantown also participates in the NFIP. The Villages of Farmersville and New Lebanon do not participate in the NFIP. Centerville and Kettering are in both Montgomery County and Greene County. Huber Heights and Union are in both Montgomery County and Miami County. Carlisle is in both Montgomery County and Warren County.

Figure 4.4.1: Flood Hazard Map of Montgomery County, Ohio

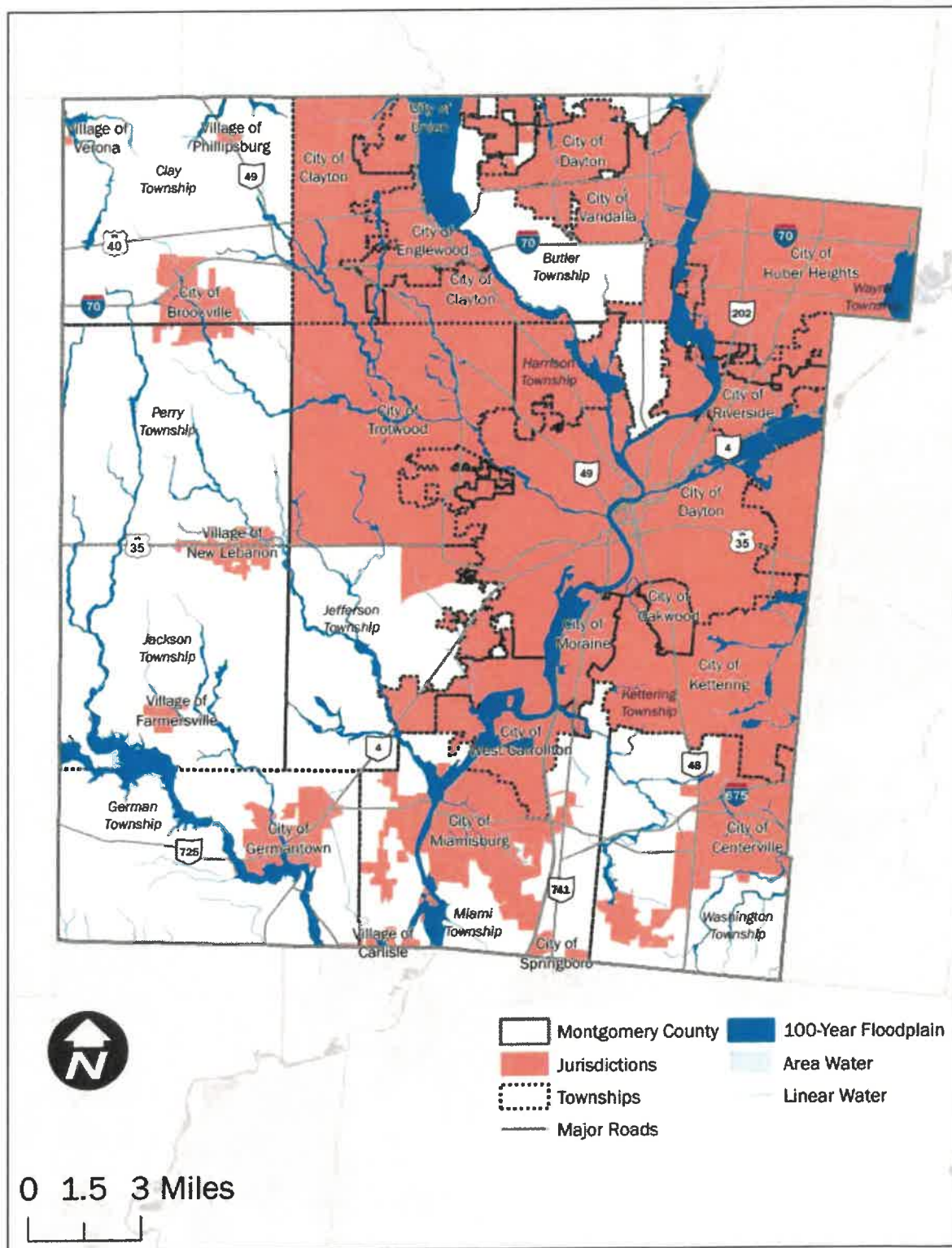


Table 4.4.2: National Flood Insurance Program Participation for Montgomery County, Ohio

Community Name	County	NFIP Coordinator	Init FHBM Identified	Init FIRM Identified	Effective Map Date	Reg-Emer Date	Participating in NFIP
Montgomery County*	Montgomery County	Steve Scott	06/02/78	12/15/81	10/27/22	12/15/81	Yes
City of Brookville	Montgomery County	Sonja Keaton	02/15/74	10/15/81	01/06/05	10/15/81	Yes
City of Centerville	Montgomery County Greene County	Jim Brinegar	05/17/74	11/18/81	10/27/22	11/18/81	Yes
City of Clayton	Montgomery County	Jack Kuntz	11/10/78	01/06/05	01/06/05	11/10/05	Yes
City of Dayton	Montgomery County	Scott Adams	03/15/74	12/04/79	10/27/22	12/04/79	Yes
City of Englewood	Montgomery County	Eric Smith	05/24/74	01/06/05	01/06/05	01/06/05	Yes
City of Huber Heights	Montgomery County/Miami County	Russel Bergman		12/11/84	08/02/11	12/11/84	Yes
City of Kettering	Montgomery County Greene County	Steve Bergstresser	05/31/74	10/15/80	10/27/22	10/15/80	Yes
City of Miamisburg	Montgomery County	Chris Fine	03/01/74	06/15/81	01/06/05	06/15/81	Yes
City of Moraine	Montgomery County	Tony Wenzler	03/01/74	10/15/81	01/06/05	10/15/81	Yes
City of Oakwood	Montgomery County	William Duncan		01/06/05	01/06/05	01/06/06	No
City of Riverside	Montgomery County	Nia Holt	02/15/74	12/15/81	10/27/22	12/15/81	Yes
City of Trotwood	Montgomery County	Johnny McCluskey	02/15/74	12/18/79	01/06/05	12/18/79	Yes
City of Union	Montgomery County Miami County	John Applegate	02/14/75	01/06/05	08/02/11	08/24/81	Yes
City of Vandalia	Montgomery County	Rob Cron	06/07/74	11/04/81	01/06/05	11/04/81	Yes
City of West Carrollton	Montgomery County	John Vance	02/08/74	10/15/81	01/06/05	10/15/81	Yes
Village of Farmersville	Montgomery County	Derek Shell		01/06/05	01/06/05	01/06/06	No
Village of Germantown	Montgomery County	Kelly Novak	06/28/74	07/02/81	01/06/05	07/02/81	Yes
Village of New Lebanon	Montgomery County	Raymond Arriola		01/06/05	01/06/05	01/06/06	No

Source: NFIP Community Status Book

Repetitive Loss

There are 17 repetitive loss *FEMA Community Status Book Report* and two severe repetitive loss properties in or near Montgomery County, Ohio, detailed in **Table 4.4.3**. FEMA defines a repetitive loss property as an insurable building for which two or more claims of more than \$1,000 were paid by the National Flood Insurance Program (NFIP) within any rolling ten-year period since 1978. FEMA defines a severe repetitive loss property as a single family property that is covered under flood insurance by the NFIP and has incurred flood-related damage for which four or more separate claims payments have been paid under flood insurance coverage, with the amount of each claim payment exceeding \$5,000 and with cumulative amount of such claims payments exceeding \$20,000; or for which at

least two separate claims payments have been made with the cumulative amount of such claims exceeding the reported value of the property.

Table 4.4.3: Repetitive Loss Properties in Montgomery County, Ohio

Jurisdiction Occupancy	Total RL/SRL Structures	RL Structures	SRL Structures	Total Losses	Total Paid
MONTGOMERY COUNTY (UNINCORPORATED)	11	11	0	26	\$348,316
Single Family Residential	11	11	0	26	\$348,316
DAYTON, CITY OF	2	1	1	6	\$104,984
Single Family Residential	2	1	1	6	\$104,984
CLAYTON, CITY OF	1	0	1	4	\$34,411
Single Family Residential	1	0	1	4	\$34,411
KETTERING, CITY OF	2	2	0	5	\$24,289
Single Family Residential	2	2	0	5	\$24,289
HUBER HEIGHTS, CITY OF	1	1	0	3	\$21,764
Single Family Residential	1	1	0	3	\$21,764
TROTWOOD, CITY OF	1	1	0	2	\$7,371
Single Family Residential	1	1	0	2	\$7,371
BROOKVILLE, CITY OF	1	1	0	2	\$4,707
Single Family Residential	1	1	0	2	\$4,707
Countywide Total	19	17	2	48	\$545,842

Source: Ohio EMA

History

There have been 114 floods or flash floods in Montgomery County between January 1996 and August 2022. These events have caused \$673,500 in property damage. There has been one major disaster declaration related to flooding covering Montgomery County since 1996. There have been six flood events that caused property damage since the 2019 Montgomery County Natural Hazard Mitigation Plan, five of which were on March 20, 2020, and one on August 26, 2021. The major disaster declaration flooding, floods that have caused the greatest amount of damage and those that have caused damage since the 2019 Montgomery County Natural Hazard Mitigation Plan are described below:

Flooding in the City of Dayton on August 26, 2021:

Showers and thunderstorms developed during the afternoon hours in a warm and humid airmass in place across the Ohio Valley. A few motorists were stranded in high water near downtown Dayton. Montgomery County reported \$10,000 in property damage. There were no deaths or injuries reported.

Flooding in Montgomery County on March 20, 2020:

Showers and thunderstorms developed through the early morning hours as a low-pressure system moved through the Ohio Valley. Some of the storms produced locally heavy rainfall amounts of 2 to 3 inches. Vehicles were stuck in high water near the intersection of Shoup Mill Road and Riverside Drive, at Stop 8 Road and Webster Street, and near the intersection of Ark Avenue and Klepinger Road. There was a high-water rescue on Dayton Farmersville Road near Liberty Ellerton Road. Several rescues were made in waist high water on North Snyder Road. There was minor damage, equaling \$38,000. There were no deaths or injuries reported.

Flooding in Montgomery County on June 20, 2014:

Slow moving thunderstorms developed in a very unstable airmass during the peak heating of the day. These storms produced damaging winds, heavy rainfall, flooding, and flash flooding. Multiple water rescues from vehicles were reported in the Washington Park area near Mc Ewen Road, Congress Park, and Paragon Road due to heavy rainfall. Montgomery County reported \$300,000 in property damage. No deaths or injuries were reported.

Major Disaster Declaration for Severe Winter Storms, Flooding, and Mudslides, February 15, 2005:

A widespread area of showers and thunderstorms ahead of a warm front affected much of central and western Ohio. One to three inches of rain fell across the region, exacerbating existing flooding from previous rains and snowmelt. The heaviest rainfall occurred from west central Ohio southeast through the Columbus area. Numerous roads and low-lying areas were flooded, and several creeks and streams rose out of their banks. A Major Disaster Declaration (DR-1580-OH) was issued on February 15, 2005. Flooding affected Montgomery County from about January 5 through January 11 and the county reported \$30,000 in property damage. No deaths or injuries were reported. Public Assistance was offered to 59 counties, including Montgomery County, and totaled \$97,938,844.86.

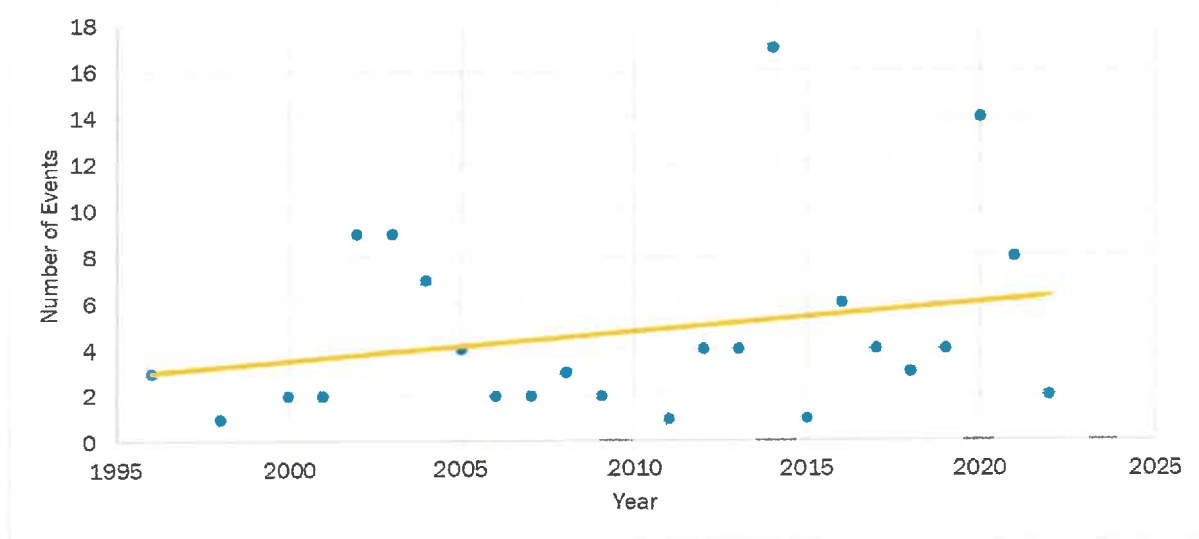
Flooding in Montgomery County on June 16, 2003:

Thunderstorms producing heavy rain moved across portions of the Miami Valley and southwest Ohio throughout the morning. Some locations saw two to four inches of rain, and combined with rainfall over the previous few days, flooding problems developed. Numerous roads were flooded and closed across the region. Up to 50 homes and one business sustained flood damage in the Dayton suburb of Riverside, and a few homes had flooded basements in western Greene County. Montgomery County reported \$100,000 in property damage. No deaths or injuries were reported.

Probability

Figure 4.4.5 Between 1995 and 2022, Montgomery County experienced 114 flooding events, including both floods and flash floods. Annually, this amounts to approximately four floods or flash floods per year. The yellow trendline of flood occurrences per year is increasing, which may suggest that Montgomery County can expect a similar frequency of flood events each year or more. In addition, according to the State of Ohio Hazard Mitigation Plan (SOHMP), increased precipitation and variability by climate change will also increase the likelihood and intensity of flood events. The Climate Change section in Future Trends discusses climate change further.

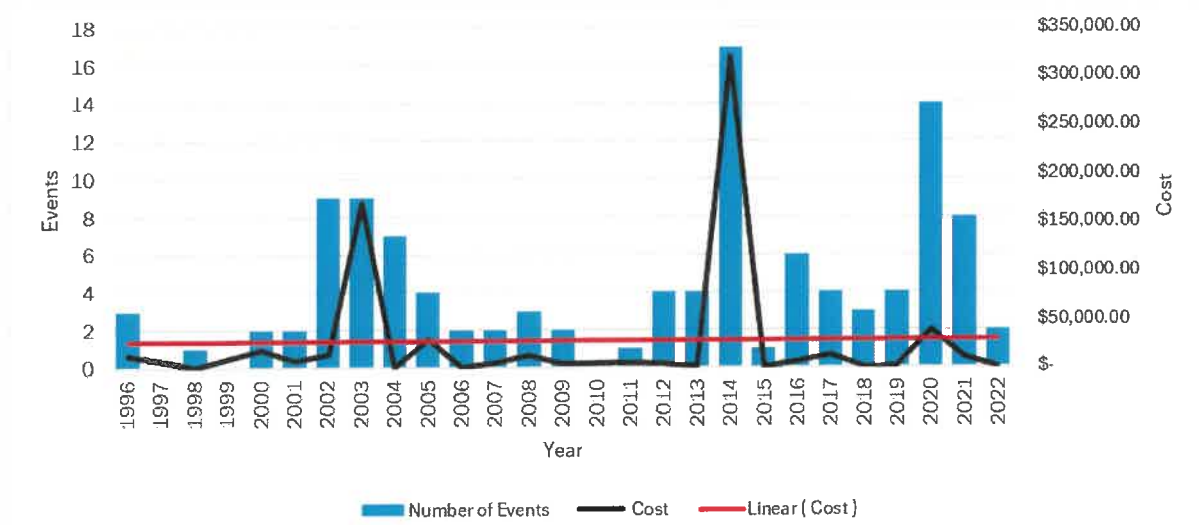
Figure 4.4.4: Probability of Flooding



Data Source: NOAA

Figure 4.4.5 shows both the trend of flood events and affiliated cost over time since January 1995. Between 1995 and 2022, floods or flash flood events have resulted in \$673,500 in property damages (Source: NCEI). Annually, this amounts to approximately \$25,903 in property damages. The trendline (shown in red) indicates a relatively steady cost in property damages.

Figure 4.4.5: Probability and Cost of Flooding



Data Source: NOAA

Vulnerability Assessment

Infrastructure Impact

Floods can impact roadways, including interstates and state routes, by blocking them due to high water, filling them with debris or washing away the road altogether.

Population Impact

Floods and flash floods have caused damage to occupied homes and businesses in the past. During flood events, shelter and temporary housing may need to be provided to those impacted by flooding.

For social vulnerability, in the National Risk Index, “riverine flooding” had a score of 20.42 (“Relatively High”). People that are most vulnerable to flooding are those who live within the 100-year floodplain in structures that are not elevated about the base flood elevation. The index indicates an expected annual loss of \$7.3 million due to flood events with 1.5 events occurring per year.

Property Damage

Floods have the potential to damage infrastructure, resulting in the economic burden of clean up and repairs. Potential economic losses and damage associated with Montgomery County for riverine flooding according to FEMA’s National Risk Index are recorded in **Table 4.4.6** below. This table summarizes the population from 2020, building value, expected annual loss (EAL) for buildings, and expected annual loss (EALP) for population equivalence in Montgomery County. Compared with other hazards, riverine flooding has an average rating of relatively moderate for the top 20 census tracts, meaning there is moderate risk of economic loss because of a flood in Montgomery County.

Table 4.4.6: Structure and Population Vulnerability from Flooding

Census Tract	Expected Annual Loss (Agriculture)	Expected Annual Loss (Building)	Expected Annual Loss (Population Equivalence)	Expected Annual Loss (Total)
050302	\$0	\$2,949	\$225,004	\$227,953
030100	\$568	\$8,008	\$138,696	\$147,271
165000	\$3,834	\$1,660	\$130,751	\$136,244
090600	\$0	\$1,621	\$124,390	\$126,011
050600	\$13,938	\$1,891	\$95,251	\$111,080
021400	\$0	\$1,010	\$99,804	\$100,814
080400	\$0	\$786	\$99,542	\$100,328
021000	\$0	\$907	\$97,002	\$97,908
021700	\$0	\$1,103	\$85,238	\$86,341
021301	\$1,549	\$1,117	\$75,547	\$78,213
130102	\$1,283	\$928	\$63,383	\$65,593
080500	\$9	\$680	\$64,882	\$65,570
050301	\$3,131	\$543	\$61,355	\$65,029
080200	\$0	\$589	\$63,649	\$64,237
040306	\$1	\$821	\$48,820	\$49,642
090302	\$634	\$1,059	\$43,882	\$45,575
070500	\$236	\$560	\$43,392	\$44,188
050503	\$0	\$428	\$42,379	\$42,807
150100	\$18,882	\$435	\$19,405	\$38,722

Census Tract	Expected Annual Loss (Agriculture)	Expected Annual Loss (Building)	Expected Annual Loss (Population Equivalence)	Expected Annual Loss (Total)
021602	\$0	\$486	\$37,787	\$38,273
Total	\$44,064	\$27,579	\$1,660,157	\$1,731,800

Source: FEMA National Risk Index

Loss of Life

There are no reported deaths from flood events in Montgomery County between January 1996 through August 2022. Loss of life is possible in future floods or flash floods.

Economic Losses

Floods can halt economic activity, block roadways, and destroy agricultural crops. Businesses may need to shut down their operations due to flood water damage or road closures. Crop losses are also possible during floods or flashfloods.

Future Trends

Land Use and Development Trends

Any development that occurs in flood zones will be at risk. Development in these areas should be limited. Flash flooding is more likely to occur in areas with a high percentage of impervious surfaces. Future land use practices should limit the percentage of impervious surfaces. **Chapter 5** contains mitigation actions that address these issues.

More buildings but less people can mean more property loss but less population vulnerability. Similarly, older structures could mean more vulnerability to properties and inhabitants. The current total value of taxable real estate in Montgomery County is \$10,386,064,700. In 2022, Montgomery County authorized 1,343 new residential units at a total value of \$268,164,000. The population is expected to decrease by 0.006 percent, or 3,417 people by 2030. An additional decrease of 4.7% is expected by 2040. If construction practices, including the location of the new housing units, follow best practices for floodplain management, there are no known changes in the risks associated with riverine flooding.

Communities that are participating in the National Flood Insurance Program (NFIP) are required to adopt and enforce regulations and codes that apply to new developments in Special Flood Hazard Areas (SFHAs). These local floodplain management regulations must contain, at a minimum, NFIP requirements and standards that apply not only to new structures, but also to existing structures which are Substantially Improved (SI), or Substantially Damaged (SD) from any cause, whether natural or human-induced hazards.

According to 44 CFR 59.1, substantial improvement means any reconstruction, rehabilitation, addition or other improvement to a structure, the total cost of which equals or exceeds 50 percent of the market value of the structure before the start of construction of the improvement. Likewise, substantial damage means damage of any origin sustained by a structure whereby the cost of restoring the structure to its before damaged condition would equal or exceed 50 percent of the market value of the structure before the damage occurred. SI/SD requirements are also triggered when any combination of costs to repair and improvements to a structure in an SFHA equals or exceeds 50 percent of the structure's market value (excluding land value).

$$\frac{(\text{Cost to Repair}) + (\text{Cost of Improvements})}{\text{Market Value of Structure}} \geq 50 \text{ Percent}$$



Enforcing the SI/SD requirements is a very important part of a community's floodplain management responsibilities. The purpose of the SI/SD requirements is to protect the property owner's investment and safety, and, over time, to reduce the total number of buildings that are exposed to flood damage, thus reducing the burden on taxpayers through the payment of disaster assistance. SD/SI requirements are enforced by the local floodplain administrator and monitored by the Ohio Department of Natural Resources (ODNR) Floodplain Management Program during Community Assistance Visits. If a local floodplain administrator is overwhelmed by the number of SD/SI inspections after a large event, ODNR has developed a network of building code officials that are trained in conducting SD/SI field determinations. Help with SD/SI inspections can be requested through the county emergency management agency director.

For more information regarding Substantial Improvement and Substantial Damage, please refer to [FEMA's Substantial Improvement/ Substantial Damage Desk Reference, P-758](#) or contact the [ODNR Floodplain Management Program](#).

Climate Change

According to the International Panel on Climate Change, climate change has impacted human and natural systems. For example, infrastructure and stormwater systems in the Midwest are threatened by increased precipitation frequency and intensity induced by climate change (NCA 2018). According to the SOHMP, increased precipitation and variability by climate change will also increase the likelihood and intensity of flood events, which will mostly occur during the summer and fall months. These events will mainly occur from late summer to early winter, increasing the likelihood of cool season flood events in the late autumn and early winter. Additionally, heavy precipitation events and precipitation are projected to increase during winter and spring, causing flooding, sewer overflow, inundated roadways, delayed growing season and crop damage, and infrastructure damage. Emergency action plans, green infrastructure, and anticipating extreme events are important steps to prepare for climate change.

4.5 Invasive Species

Description

Invasive species are non-native and have potential negative impacts on the environment and economy of Montgomery County. The National Oceanic and Atmospheric Administration (NOAA) defines an invasive species as “an organism that causes ecological or economic harm in a new environment and is not native.” Harmful species are species that are native to a region, but that also cause significant ecological, public health, or economic harm. Their growth is often encouraged through human activity.

Invasive species can be terrestrial (land dwelling) or aquatic (water dwelling). Terrestrial species include plants, trees, shrubs, animals, birds, and insects, as well as fungi, bacteria, molds, and viruses. Aquatic species include aquatic plants and algae, fish, mollusks, amphibians, and insects, as well as fungi, bacteria, molds, and viruses.

Location

Invasive species have the potential to impact any location within the County. The most invasive of terrestrial species degrade the State’s woodlands, wetlands, and prairies. Aquatic Invasive Species use rivers to spread. Ohio has over 66,000 miles of streams, 312 miles of Great Lakes shoreline, nearly 2,000 inland lakes and reservoirs, and shares major watersheds with other states and Canada. Montgomery County lies in the Mississippi River basin, which is an ecologically diverse river system, and is susceptible to invasions through the Ohio River and its tributaries.

Extent

Once invasive species become widely established, controlling their spread is both technically difficult and expensive, making eradication nearly impossible. Invasive species can usually overtake native species and alter the natural wildlife habitat.

The Ohio Department of Agriculture (ODA) has issued a quarantine for six counties in Ohio (Butler, Clermont, Hamilton, Greene, Montgomery, and Warren counties) beginning April 11, 2024, to prevent the spread of the box tree moth (**Figure 4.5.1**). Plants should not be transported outside of the quarantine zone.

Figure 4.5.1: Box Tree Moth



The **Emerald Ash Borer (EAB)** (Figure 4.5.2) is a common invasive species in Montgomery County. It is an exotic beetle that feeds on ash trees inhibiting its ability to transport water and nutrients. This insect was first found in Ohio in 2002 and has since been found in every county in the State. The EAB was first discovered in Montgomery County in 2007. Since the EAB has been found in every county, there are no quarantines in effect within Ohio's borders. Ohio is still listed in the Federal quarantine boundary.

Figure 4.5.2: Emerald Ash Borer and Feeding Tunnels



Source: David Cappaert (Left) and National Park Services (Right)

Approximately 2,300 plant species occur in the wild in Ohio. Of these, about 78 percent are native, that is, they were found in the region before the times of European settlement. Of the remaining 22 percent, fewer than 100 have been identified to be problems in natural areas. According to the Ohio Invasive Plants Council, there are 38 invasive plant species in Ohio that have been banned and more under consideration (Table 4.5.3). These plants cannot be sold, distributed, or imported.

Studies conducted by Ohio Department of Natural Resources, Ohio Sea Grant, and the Ohio State University have identified over 70 invasive aquatic species in Ohio (Table 4.5.4). With the exception of White Perch, it is unlawful to possess, import, or sell these species live.

Table 4.5.3: Plant Invasive Species in Ohio as of January 7, 2018

Scientific Name	Common Name
<i>Ailanthus altissima</i>	Tree-of-heaven
<i>Alliaria petiolate</i>	Garlic mustard
<i>Berberis vulgaris</i>	Common barberry
<i>Butomus umbellatus</i>	Flowering rush
<i>Celastrus orbiculatus</i>	Oriental bittersweet
<i>Centaurea stoebe</i> ssp. <i>Micranthos</i>	Spotted knapweed
<i>Dipsacus fullonum</i>	Common teasel
<i>Dipsacus laciniatus</i>	Cutleaf teasel
<i>Egeria densa</i>	Brazilian elodea
<i>Elaeagnus angustifolia</i>	Russian olive
<i>Elaeagnus umbellata</i>	Autumn olive
<i>Epilobium hirsutum</i>	Hairy willow herb

Scientific Name	Common Name
<i>Frangula alnus</i>	Glossy buckthorn
<i>Heracleum mantegazzianum</i>	Giant hogweed
<i>Hesperis matronlis</i>	Dame's rocket
<i>Hydrilla verticillata</i>	Hydrilla
<i>Hydrocharis morsus-ranae</i>	European frog-bit
<i>Lonicera japonica</i>	Japanese honeysuckle
<i>Lonicera maackii</i>	Amur honeysuckle
<i>Lonicera morrowii</i>	Morrow's honeysuckle
<i>Lonicera tatarica</i>	Tatarian honeysuckle
<i>Lythrum salicaria</i>	Purple loosestrife
<i>Lythrum virgatum</i> (effective January 7, 2019)	European wand loosestrife
<i>Microstegium vimineum</i>	Japanese stiltgrass
<i>Myriophyllum aquaticum</i>	Parrotfeather
<i>Myriophyllum spicatum</i>	Eurasian water-milfoil
<i>Nymphoides peltata</i>	Yellow floating heart
<i>Phragmites australis</i>	Common reed
<i>Potamogeton crispus</i>	Curley-leaved pondweed
<i>Pueraria montana</i> var. <i>lobata</i>	Kudzu
<i>Pyrus calleryana</i> (effective January 7, 2023)	Callery pear
<i>Ranunculus ficaria</i>	Fig buttercup, lesser celandine
<i>Rhamnus cathartica</i>	Common Buckthorn
<i>Rosa multiflora</i>	Multiflora rose
<i>Trapa natans</i>	Water chestnut
<i>Typha angustifolia</i>	Narrow-leaved cattail
<i>Typha x glauca</i>	Hybrid cattail
<i>Vincetoxicum nigrum</i>	Black Swallow-Wort

Table 4.5.4: Aquatic Invasive Species in Ohio

Type	Scientific Name	Common Name
Fish	<i>Alosa pseudoharengus</i>	Alewife
Fish	<i>Carassius auratus</i>	Goldfish
Fish	<i>Carassius carassius</i>	Crucian Carp
Fish	<i>Carassius gibelio</i>	Prussian Carp



Type	Scientific Name	Common Name
Fish	<i>Channa app. and Parachanna app.</i>	Snakeheads
Fish	<i>Claris batrachus</i>	Walking Catfish
Fish	<i>Ctenopharyngodon idella</i>	Diploid Grass Carp - White Amur
Fish	<i>Ctenopharyngodon Idella</i>	Grass Carp
Fish	<i>Cyprinus carpio</i>	Common Carp
Fish	<i>Fundulus catenatus</i>	Northern Studfish
Fish	<i>Fundulus diaphanus</i>	Eastern Banded Killifish
Fish	<i>Gambusia holbrooki and Gambusia affinis</i>	Eastern & Western Mosquitofish
Fish	<i>Gasterosteus aculeatus</i>	Three Spine Stickleback
Fish	<i>Gymnocephalus cernuus</i>	Ruffe
Fish	<i>Hypophthalmichthys harmandi</i>	Large-scale Silver Carp
Fish	<i>Hypophthalmichthys molitrix</i>	Silver Carp
Fish	<i>Hypophthalmichthys nobilis</i>	Bighead Carp
Fish	<i>Lates niloticus</i>	Nile Perch
Fish	<i>Leuciscus idus</i>	Ide
Fish	<i>Morone americana</i>	White Perch
Fish	<i>Mylopharyngodon piceus</i>	Black Carp
Fish	<i>Neogobius melanostomus</i>	Round Goby
Fish	<i>Osmerus mordax</i>	Rainbow Smelt
Fish	<i>Perca fluviatilis</i>	European Perch
Fish	<i>Perccottus glenii</i>	Amur Sleeper
Fish	<i>Petromyzon marinus</i>	Sea Lamprey
Fish	<i>Phoxinus phoxims</i>	Eurasian Minnow
Fish	<i>Proterorhinus marmoratus</i>	Tubenose Goby
Fish	<i>Pseudorasbora parva</i>	Stone Moroko
Fish	<i>Rhodeus sericeus</i>	Bitterling
Fish	<i>Rutilus sericeous</i>	Roach
Fish	<i>Sander lucioperca</i>	Zander
Fish	<i>Scardinius erythrophthalmus</i>	European Rudd
Fish	<i>Scardinius erythrophthalmus</i>	Rudd
Fish	<i>Silurus glanis</i>	Wels Catfish
Fish	<i>Tinca tineia</i>	Tench
Mollusks	<i>Bellamya (Cipangopaludina)</i>	Mystery Snails

Type	Scientific Name	Common Name
Mollusks	<i>Bithynia tentaculata</i>	Faucet Snail
Mollusks	<i>Corbicula fluminea</i>	Asian Clam
Mollusks	<i>Dreissena bugensis</i>	Quagga Mussel
Mollusks	<i>Dreissena polymorpha</i>	Zebra Mussel
Mollusks	<i>Limnoperna fortune</i>	Golden Mussel
Mollusks	<i>Potamopyrgus antipodarum</i>	New Zealand Mudsail
Crustaceans	<i>Bythotrephes longimanus</i>	Spiny Waterflea
Crustaceans	<i>Cercopagis pengoi</i>	Fishhook Waterflea
Crustaceans	<i>Cherax destructor</i>	Yabby
Crustaceans	<i>Cherax tenuimanus</i>	Marron
Crustaceans	<i>Dikergammarus villosus</i>	Killer Shrimp
Crustaceans	<i>Eriocheir sinensis</i>	Chinese Mitten Crab
Crustaceans	<i>Faxonius virilis</i>	Virile Crayfish
Crustaceans	<i>Hemimysis anomala</i>	Bloody-red Shrimp
Crustaceans	<i>Procambarus clarki</i>	Red Swamp Crayfish
Plant	<i>Butomus umbellatus</i>	Flowering-rush
Plant	<i>Egeria densa</i>	Brazilian Waterweed
Plant	<i>Hydrilla verticillata</i>	Hydrilla
Plant	<i>Hydrocharis morsus-ranae</i>	European Frog-bit
Plant	<i>Iris pseudacorus</i>	Yellow Iris
Plant	<i>Ludwigia peploides</i>	Creeping Water-primrose
Plant	<i>Lysimachia nummularia</i>	Moneywort
Plant	<i>Lythrum salicaria</i>	Purple Loosestrife
Plant	<i>Marsilea quadrifolia</i>	European Water Clover
Plant	<i>Myriophyllum aquaticum</i>	Parrotfeather
Plant	<i>Myriophyllum spicatum</i>	Eurasian Watermilfoil
Plant	<i>Najas minor</i>	Brittle Naiad
Plant	<i>Nelumbo nucifera</i>	Pink Lotus
Plant	<i>Nitellopsis obtusa</i>	Starry Stonewort
Plant	<i>Nymphaeodes peltata</i>	Yellow Floating Heart
Plant	<i>Phalaris arundinacea</i>	Reed Canary Grass
Plant	<i>Phragmites australis</i>	Common Reed (Phragmites)
Plant	<i>Pistia stratiotes</i>	Water Lettuce

Type	Scientific Name	Common Name
Plant	<i>Potamogeton crispus</i>	Curly-Leaf Pondweed
Plant	<i>Trapa natans</i>	Water Chestnut
Plant	<i>Typha angustifolia</i> , <i>Typha x glauc</i>	Narrowleaf and Hybrid Cattails

Other invasive species that have the potential to impact to Montgomery County and the surrounding counties in Ohio include:

Asian Long-Horned Beetles are wood-boring beetles native to Asia that were unintentionally introduced to North America, likely in wood packing material. Clermont County experienced an infestation in 2011. They pose a significant threat to forested land. There are no known Asian Long-Horned Beetle infestations in Montgomery County.

Mute Swans are invasive species found on public lakes across Ohio, originally known as winter visitors with the first published record in the United States in 1936 and Ohio in 1987. During the breeding season, March through May, adult mute swans become highly territorial and will fight to push native birds out of their nesting area. Mute swans have attacked humans and pets during this time as well. Mute swans can consume submerged aquatic vegetation and usually uproot the whole plant leaving nothing behind. This takes away natural habitat from fish and leaves little food source for native waterfowl. The removal of aquatic vegetation can also cause water quality issues and erosion problems.

History

Montgomery County has been impacted by the Emerald Ash Borer, with infestations starting as early 2007. The extent of this damage is unknown. Box Tree Moths have been found in Montgomery County, and most of the county is part of a quarantine zone. Additionally, it is possible that any of the other species listed above have at one point affected the County and its residents.

Probability

Since there are many invasive species throughout Ohio, it is probable that Montgomery County will experience some of the invasive species listed above (**Tables 4.5.1 and 4.5.2**).

Vulnerability Assessment

Infrastructure Impact

There are no likely impacts to public roadways or utilities. Public trees may be destroyed or impacted by various invasive species. Aquatic invasive species could destroy water quality, make poor habitat for fish, and clog water intake pipes. Some species also increase fire potential and can be problematic to levees, dams, and irrigation systems.

Population Impact

There are no likely impacts on the local population. Recreational activities such as boating and fishing may be mildly impacted.

Property Damage

Property damage, in the form of reduced values from impacts on landscaping, is likely.

Loss of Life

Loss of life because of invasive species is very unlikely. Some of these species consumed as food could lead to diseases and other health impacts in humans.

Economic Losses

Economic impacts can vary greatly depending on the target and the invasive species and their impacts on those targets. Agricultural and horticultural revenue losses may be experienced if crops and plants are affected by an invasive species. Also, there may be indirect economic losses with degradation of forested lands and tree canopies. Examples include reduction in viable lumber for construction, increased heating and cooling costs, and reduced property value.

Climate Change

According to the Fourth National Climate Assessment, warming temperatures caused by climate change are aiding in the spread of invasive species. Climate change can favor non-native invading species over native ones due to the tolerance of invasive species to warmer climate zones and native communities' decreased resistance to the new extreme weather in their environment.

Land Use and Development Trends

There could be slight impacts on development and land use due to invasive species. Some invasive species can be particularly damaging to crops, agricultural land, and wetlands. Future development may involve site investigation to identify any potential invasive species on the property.

4.6 Landslide, Mine Subsidence, and Erosion

Description

The Ohio Department of Natural Resources (ODNR) defines a landslide as “a variety of downslope movements of earth materials. Some slides are rapid, occurring in seconds, whereas others may take hours, weeks, or even longer to develop.” Landslides are commonly triggered by human-induced vibrations, over-steepened slopes, increased weight on a slope, and removal of vegetation on areas with landslide-prone slopes. Landslides can also be caused by heavy precipitation.

Similarly, erosion is the process of the wearing-away or removal of soil by large storms, flooding, strong wave action, sea level rise, fluvial (riverine) currents, and human activities. Erosion can lead to downstream sedimentation, causing water quality impacts (USEPA 2024). Erosion can occur at the bottom of a streambed or riverbed, deepening the body of water. It can also occur outward, wearing away at the banks of the stream or river and causing damage to nearby structures. Wind erosion is an additional concern for farmland and rangeland.

Subsidence is the motion of the earth’s surface as it shifts downward relative to a benchmark (often sea level) of the surrounding terrain. In Ohio, the two primary causes are abandoned underground mines (AUMs) and karst. Karst is a topographic feature formed when carbonate rock, such as limestone, dolomite, and gypsum, is eroded by water draining or moving from these areas. Karsts are commonly represented as caves. For the purposes of this Plan, there are no known karsts in Montgomery County, so karst subsidence will not be assessed further.

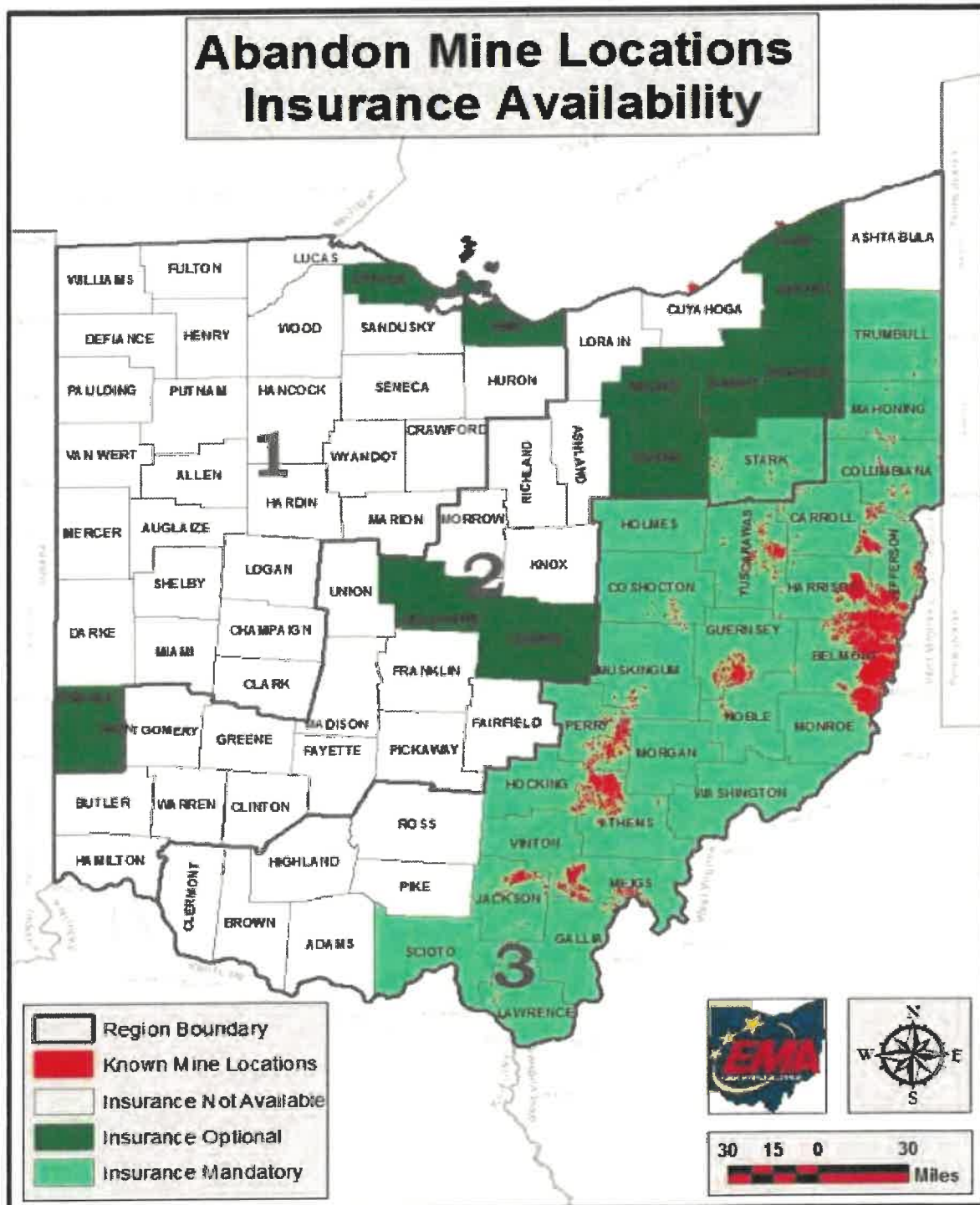
According to the Ohio Administrative Code 3901-1-48, mine subsidence is loss caused by the collapse or lateral or vertical movement of structures resulting from the caving in of underground mines including coal mines, clay mines, limestone mines, and salt mines. Mine subsidence does not include loss caused by earthquakes, landslides, volcanic eruptions, or collapse of strip mines, storm and sewer drains, or rapid transit tunnels. Several factors determine the potential for mines to collapse including depth, mining technique used, types of rock and/or soils, and the development on the ground surface. Additionally, abandoned underground coal mines in Ohio have the potential to discharge acidic water which, if discharged into creeks or streams, can alter the chemical composition of the water habitat and cause considerable harm to sensitive aquatic life.

Location

Figure 4.6.1 shows the location of abandoned underground mines in Ohio and which counties have the option or are required to obtain mine subsidence insurance. The majority of abandoned underground mines can be found in region 3 or in nearby counties. **Figure 4.6.2** shows the location of areas at risk for landslides. Montgomery County is in region 2 and has low incidence of landslides, however nine counties in region 2 have the option of mine subsidence insurance.

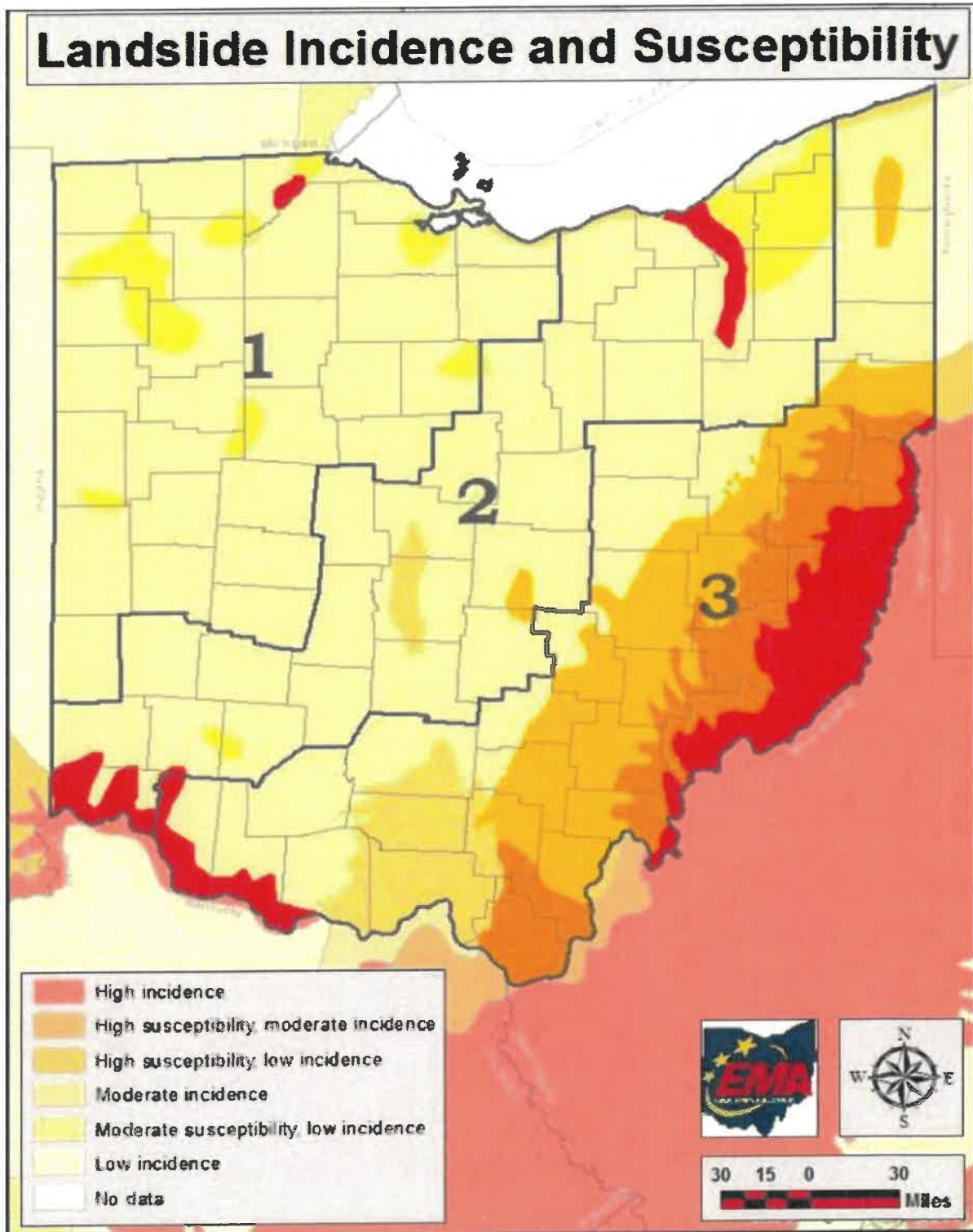
Erosion can occur throughout Montgomery County, particularly along major bodies of water such as the Great Miami River, Mad River, and Stillwater River. Additional tributaries subject to erosion include Holes Creek, Lesley Run, Sugar Creek, Toms Run, Twin Creek, and Wolf Creek. The Miami Conservancy District, an organization dedicated to water resource management in the Great Miami River Watershed, notes that destructive erosion is becoming more common, especially as offshore development continues to remove critical forestland. Similar erosion across the country has led to water quality concerns with sedimentation being the top pollutant in rivers and streams (USEPA 2024).

Figure. 4.6.1: Abandon Mine Locations and Insurance Availability



Source: State of Ohio Enhanced Hazard Mitigation Plan

Figure 4.6.2: Landslide Incidence and Susceptibility Map



Source: State of Ohio Enhanced Hazard Mitigation Plan

Extent

According to ODNR Division of Geologic Survey, Montgomery County is home to 12 bedrock formations: the Lockport Dolomite, Arnheim Formation, Drakes Formation, Whitewater Formation, Liberty Formation Undivided, Sub-Lockport Undifferentiated, Miamitown Shale-Fairview Formation Undivided, Ordovician Undivided, Cedarville Dolomite, Springfield Dolomite, Euphemia Dolomite Undivided, and the Waynesville formation. These formations include a mix of dolomite, shale, limestone, and chert.

There are three major types of landslides:

1. Rotational slump, or a mass of weak rock or sediment moving as a block unit along a slope. These are the largest types of landslides found in Ohio.
2. Earthflow, or a mass of rock or sediment flowing downslope. These are the most common landslides in Ohio.
3. Rock fall, or a rapid downslope movement of large blocks of bedrock. Most rockfalls in Ohio involve sandstone or limestone that have been weakened by surface water.

According to the Ohio Mine Subsidence Insurance Underwriting Association, mine subsidence is caused by the collapse of underground mines causing damage or movement to a property and/or structure located above. Mine Subsidence insurance is required for 26 counties and optional for 11 counties in Ohio State. Insurance for the mandatory counties has an annual premium of \$1.00 and \$5.00 for optional counties. Montgomery County residents do have the option of enrolling in Mine Subsidence Insurance. According to the ODNR there aren't any abandoned underground mines in Montgomery County. The most common mines in Montgomery County are gravel pits. There are 120 mines in Montgomery County, 76 of which are gravel pits according to the USGS.

It is difficult to directly measure erosion and the risk of erosion. There are other properties, however, that can be used to measure erosion: soil surface stability, aggregate stability, infiltration, compaction, and content of organic matter. Measuring these properties can help with understanding the susceptibility of erosion at a specific location. Comparing visual observations along with quantitative measurements can help provide information about soil surface stability, sedimentation, and soil loss.

Table 4.6.3 provides a summary of the fragile soil index for Montgomery County with the number of acres and percentage area within the county classified across different soil susceptibility categories. Fragile soils are those that are most vulnerable to degradation and tend to be highly susceptible to erosion and can have a low capacity to recover after degradation has occurred (low resilience). Fragile soils are generally characterized by a low content of organic matter, low aggregate stability, and weak soil structure. They are generally located on sloping ground, have sparse plant cover, and tend to be in arid or semiarid regions. The index can be used for conservation and watershed planning to assist in identifying soils and areas highly vulnerable to degradation.

Table 4.6.3 Fragile Soil Index for Montgomery County

Rating	Acres	Percent of County
Fragile	4,903.00	1.60%
Moderately fragile	201,928.70	67.90%
Slightly fragile	12,032.80	4.00%
Null or Not Rated	78,434.00	26.40%
Total	297,298.50	100.00%

Source: USDA Natural Resources Conservation Service, Web Soil Survey)

History

According to the Ohio Department of Transportation (ODOT) there have been 10 landslides and in Montgomery with six happening along I-70 near the City of Vandalia and City of Huber Heights, two on I-75 south of the City of Vandalia, one on South Main Street in the City of Englewood, and one on US-40 north of the City of Huber Heights. Additionally, there have been three rockslide events in Montgomery County, two on I-70 near the City of Huber Heights and one on I-70 near the City of Englewood. All 10 landslides and three rockslides are rated Tier 1. Tier 1 ratings do not require a detailed rating and have a low probability of additional movement and a low probability of significant impact to an ODOT asset or adjacent property.

Table 4.6.4 shows the most up to date probability of occurrences of landslides and rockslides in Montgomery County. “Tier” refers to the probability of an event occurring at a given site, with Tier 1 being low probability and Tier 4 being very high probability.

Since incidents of landslides and rockslides often go unreported, individual sites are an accurate way to discuss both past problem areas and future probability of events. The most common tier in the County is Tier 1, with 13 Tier 1 sites.

Table 4.6.4: Landslide and Rockfall Sites

Tier	Landslides	Rockslides	Total
Tier 1	10	3	13
Tier 2	0	0	0
Tier 3	0	0	0
Tier 4	0	0	0
Total	10	3	13

Source: Ohio Department of Transportation Geohazards Dashboard

Figures 4.6.5 and 4.6.6 show that Montgomery County has low occurrences of landslides and rock falls as compared to other counties within Ohio with nine total landslides as of June 18, 2019. Since 2019 there has been one additional landslide. These events are only reported on roadways, and do not constitute a countywide assessment on their own.

Figure 4.6.5: State of Ohio Total Geohazards Landslide Inventory



OHIO DEPARTMENT OF
TRANSPORTATION

Total Geohazards:
Landslide Inventory

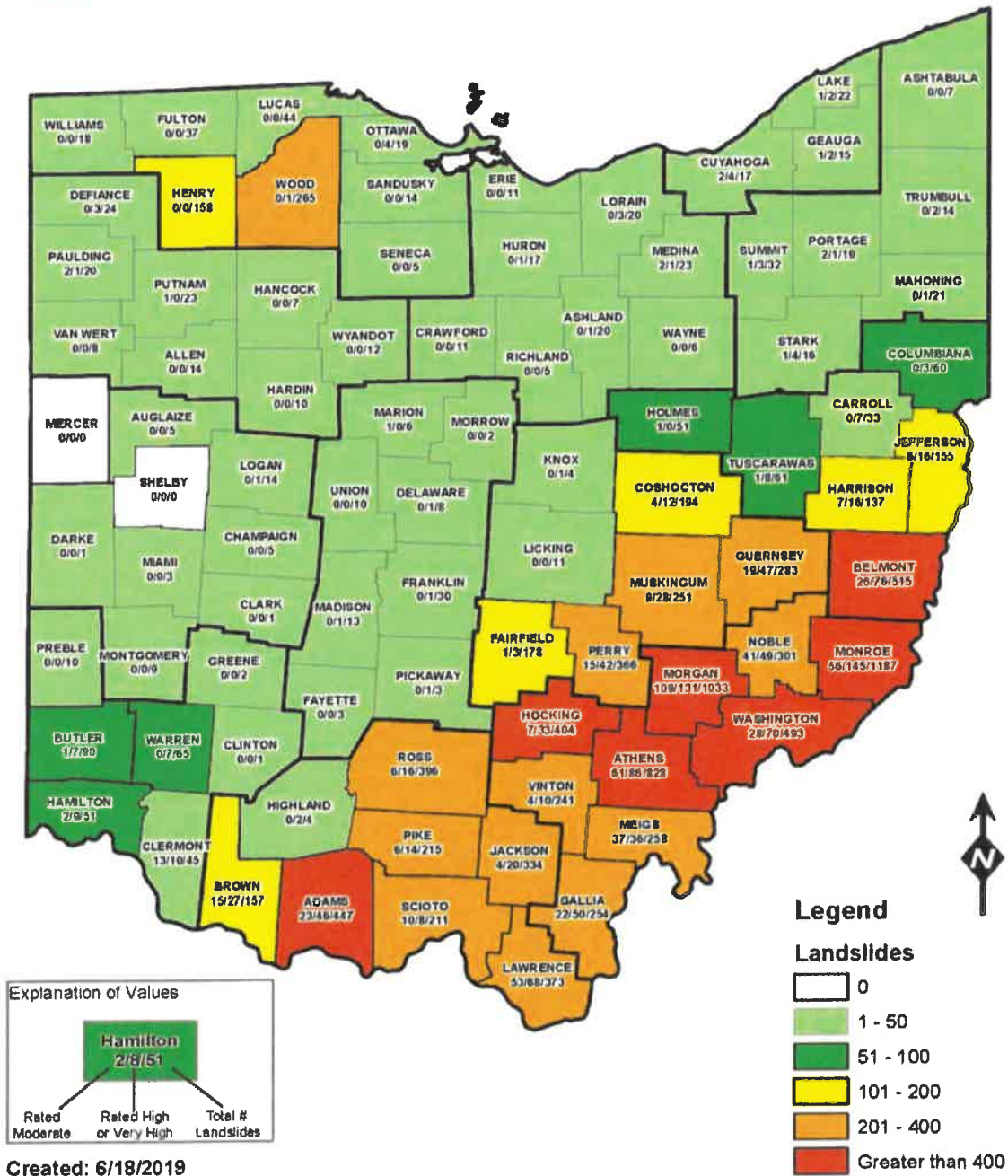
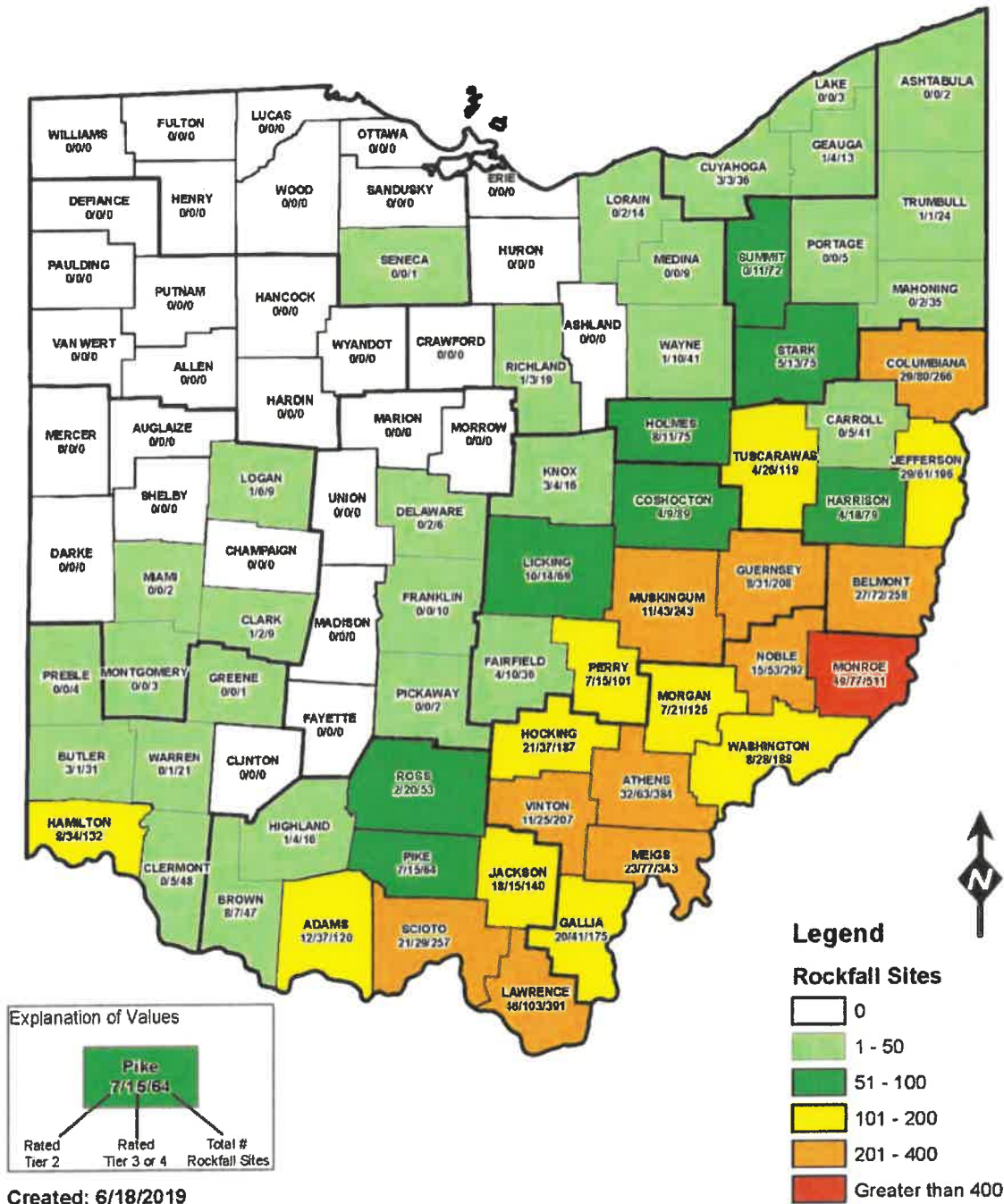


Figure 4.6.6: State of Ohio Total Geohazards Rockfall Inventory



OHIO DEPARTMENT OF
TRANSPORTATION

Total Geohazards:
Rockfall Inventory



Probability

According to the ODNR, Montgomery County falls within an area of low risk for slope failure. Landslides should be considered a likely event. The 1870 Ohio Mine Law required a mine be registered if it had more than ten employees and mined more than 200,000 tons of coal. This leaves an undocumented number of smaller mines that closed prior to 1870. There are a known 6,000 underground mines in Ohio. On February 08, 2022, the federal government granted the State of Ohio \$46.4 million to reclaim abandoned coal mines. There are no documented mine collapses in Montgomery County and mine subsidence should be considered an unlikely event.

Vulnerability Risk Assessment

Infrastructure Impact

Landslides can block or damage roadways, and damage existing utility infrastructure. Mine subsidence can occur under existing roadways or utility infrastructure causing anything from minor damage to complete destruction.

Population Impact

Landslides and mine subsidence can cause injury or death if a person is struck by or trapped under falling earthen material. Mine subsidence can cause sinkholes under occupied structures which could lead to injuries.

For social vulnerability, mine subsidence is not listed in the National Risk Index, but landslide is listed with a score of 85.6 ("relatively moderate"). In general, the Montgomery County population is more exposed to these hazards because they live in hilly areas that are more susceptible to landslides. The index indicates an expected annual loss of \$122,000 due to landslides with zero events occurring per year.

Property Damage

Properties caught in the path of a landslide can be destroyed or severely damaged. Properties, including their structures, can be destroyed by mine subsidence.

Additionally, there are currently 67 state-owned and state-leased critical facilities located within Montgomery County, as determined by ODNR. All 67 of these facilities are located within a low landslide risk area or an area that has not been evaluated and have a value of approximately \$76,369,896. Potential economic losses and damage associated with Montgomery County for Landslides according to FEMA's National Risk Index are recorded in **Table 4.6.7** below. This table shows the top 20 census tracts, summarizing the population from 2020, building value, expected annual loss (EAL) for buildings, and expected annual loss (EALP) for population equivalence in Montgomery County.

Table 4.6.7: Structure and Population Vulnerability from Landslides

Census Tract	Expected Annual Loss (Agriculture)	Expected Annual Loss (Building)	Expected Annual Loss (Population Equivalence)	Expected Annual Loss (Total)
100101	\$0	\$5,948	\$1,045	\$6,993
165000	\$0	\$5,571	\$860	\$6,431
050302	\$0	\$4,266	\$854	\$5,120
020200	\$0	\$4,448	\$540	\$4,988
020400	\$0	\$4,275	\$582	\$4,857
001100	\$0	\$3,436	\$975	\$4,411

Census Tract	Expected Annual Loss (Agriculture)	Expected Annual Loss (Building)	Expected Annual Loss (Population Equivalence)	Expected Annual Loss (Total)
040102	\$0	\$3,828	\$363	\$4,191
003404	\$0	\$3,559	\$348	\$3,907
080500	\$0	\$3,111	\$558	\$3,669
000801	\$0	\$2,768	\$753	\$3,521
003300	\$0	\$2,734	\$781	\$3,514
050600	\$0	\$2,970	\$534	\$3,504
040103	\$0	\$2,871	\$413	\$3,284
020100	\$0	\$2,486	\$498	\$2,984
001600	\$0	\$2,545	\$377	\$2,922
050301	\$0	\$2,518	\$392	\$2,911
040401	\$0	\$2,557	\$298	\$2,855
030100	\$0	\$2,523	\$77	\$2,601
040204	\$0	\$2,154	\$316	\$2,470
000500	\$0	\$1,938	\$350	\$2,288
Total	\$0	\$66,506	\$10,915	\$77,421

Source: FEMA National Risk Index

Loss of Life

Loss of life is possible during sudden mine subsidence or landslides. However, there are no known fatalities in Montgomery County due to mine subsidence or landslides.

Economic Losses

Landslides and mine subsidence can block or destroy sections of roadways vital to shipping. Stores, storage facilities, and other structures that are important to economic activity can also be severely damaged or destroyed. It can also be quite expensive to repair sinkholes when they occur.

Future Trends

Land Use and Development Trends

Uses that serve vulnerable populations, such as schools and hospitals, should not be placed in areas that are in high-risk zones for landslides. Development should be limited to areas with minimal slope to reduce potential losses during landslides. Development should also consider low-impact techniques to reduce the likelihood of runoff from precipitation and therefore reduce the risk of landslides. If new residential construction units are within areas with steep slopes, it would increase property and population vulnerabilities in those areas.

More buildings but less people can mean more property loss but less population vulnerability. Similar median structure year built but older relative to today could mean more vulnerability to properties and inhabitants. The current total value of taxable real estate in Montgomery County is \$10,386,064,700. In 2022, Montgomery County authorized 1,343 new residential units at a total value of \$268,164,000. The population is expected to decrease by 0.006 percent, or 3,417 people by 2030. An additional



decrease of 4.7% is expected by 2040. Given these estimates, there are no known changes in risks associated with wildfires.

Climate Change

According to the Midwest chapter of the Fourth National Climate Assessment, the likelihood of precipitation has increased nine percent, and the amount of rain falling during heavy precipitation events has increased by 30 percent on average between 1901 to 1960. Extreme precipitation could increase the likelihood of landslides in areas with steep slopes. Flooding caused by heavy precipitation could also increase the rate of runoff for acid mine drainage along rivers and streams. More frequent and intense rain events can also increase erosion rates and lead to greater amounts of sediment runoff into rivers, lakes, and streams (U.S. Environmental Protection Agency 2023).

4.7 Severe Summer Weather

Description

Severe summer weather events may include severe thunderstorms and thunderstorm winds, hail, and lightning. High winds, tornadoes, and flooding may also be related to severe summer storms, and due to the potential threat of these events, they are each discussed in separate risk assessments. While tropical storms and hurricanes are also forms of severe storms, Montgomery County does not have any record of such events affecting the County; therefore, the County has not deemed tropical storms and hurricanes to be a threat, and these specific types of weather will not be addressed further.

According to the National Weather Service (NWS), a severe thunderstorm is a thunderstorm that produces a tornado, has winds of at least 58 MPH, and/or hail at least one inch in diameter. A Severe Thunderstorm Watch is issued by the NWS if conditions are favorable for the development of severe thunderstorms. A watch is usually in place for four to eight hours, during which time people should be prepared to move to a safe place if threatening weather approaches.

A Severe Thunderstorm Warning is issued if either the WSR-88D radar indicates a severe thunderstorm or if a spotter reports a storm producing hail or winds meeting the criteria outlined in the description above. The WSR-88D radar is an advanced Weather Surveillance Doppler Radar utilized by the NWS to generate a radar image. The NWS recommends that people in the affected area seek safe shelter immediately, as severe thunderstorms have the potential to produce tornadoes with little-to-no advance warning. Lightning frequency is not a criterion for issuing a severe thunderstorm warning. The warnings are usually issued for one hour and can be issued without a Severe Thunderstorm Watch already in effect. The National Weather Service Forecast Office in Wilmington, Ohio is responsible for issuing Severe Thunderstorm Watches and Warnings for Montgomery County.

Lightning is caused by a rapid discharge of electrical energy that has built up in the atmosphere between clouds, the air, or the ground. Lightning strikes can be either direct or indirect. A direct strike is when lightning strikes a building or a specific zone, which can result in fusion points melting holes of varying sizes at the point of impact of materials with high resistivity. An indirect lightning strike is when lightning causes power surges that disrupt electrical equipment.

Severe summer weather can also create strong winds – often called “straight-line” winds – to differentiate thunderstorm winds from tornadic winds. These winds, which have the potential to cause damage, are caused by an outflow generated by a thunderstorm downdraft.

Hail is a type of frozen precipitation that occurs when thunderstorm updrafts carry raindrops upward into extremely cold atmospheric zones where they freeze before falling to the ground. The resulting hailstones can fall at speeds greater than 100 MPH and range in size from smaller than 0.50 inches (the size of a pea) to 4.5 inches (the size of a softball) (Source: National Weather Service).

The NWS can issue various types of wind advisories and warnings. A **wind advisory** is issued when sustained winds of 31 to 39 MPH are reached for an hour or more and/or if there are wind gusts of 46 to 57 MPH for any duration. A **High Wind Watch** indicates that sustained, strong winds are possible and outdoor items should be secured. People should modify plans, so they are not caught outside. Additionally, a **High Wind Warning** indicates that sustained, strong winds (40 MPH or greater) with even stronger gusts (greater than 58 MPH) are happening. People should seek shelter, and those driving should keep both hands on the wheel and slow down. An **extreme wind warning** is issued for surface winds of 115 MPH or greater associated with non-convective, downslope, derecho (not associated with a tornado), or sustained hurricane winds that are expected to occur within one hour.

Location

Severe summer weather is a countywide hazard, and all of Montgomery County is susceptible to severe summer weather.

Extent

Severe summer weather events have the potential to create large-scale damage in Montgomery County. Specifically, lightning is responsible for approximately 20 deaths annually across the United States, as well as hundreds of injuries (Source: NOAA). Winds associated with severe summer storms have the potential to cause damage by bringing down tree limbs and generating widespread power outages. Additionally, hail can result in property damage. Severe summer storms can lead to flooding, downed trees and power lines, and other dangerous conditions.

History

According to the National Centers for Environmental Information (NCEI), there have been 552 high-, strong-, or thunderstorm wind events, five heavy rain events, eight heat, or excessive heat events, three lightning events, and 172 hail events recorded in Montgomery County from January 1995 to December 2023. These events resulted in \$136 million in property damage and \$16,100 in crop damage. There were two deaths and seventeen injuries caused by severe summer weather events in Montgomery County. One death was caused by thunderstorm wind on April 29, 1996, in Montgomery County, one death was caused by a high wind event on November 15, 2020, when a tree struck a woman in her head and trapping her underneath, and one death caused by a high wind event on April 09, 2002, when wind gusts caused a semi tractor to overturn killing the driver. There were three injuries due to high wind on March 9, 2002; nine injuries due to lightning on June 30, 2002; two injuries due to hail on May 25, 2011; one injury due to lightning on April 8, 2015; and two injuries due to thunderstorm wind on June 8, 2015. All severe storm events from 1995 to 2023 are summarized in Table 4.7.1, below:

Table 4.7.1: Thunderstorm-Related Events in Montgomery County since 1995

Severe Storm Event Type	Number of Events	Injuries	Deaths	Property Damage	Crop Damages
Excessive Heat	5	0	0	\$0	\$0
Hail	172	2	0	\$70,103,000	\$16,000
Heat	3	0	0	\$0	\$0
Heavy Rain	5	0	0	\$1,000	\$0
High Wind	18	3	2	\$63,896,500	\$0
Lightning	3	10	0	\$100,000	\$0
Strong Wind	1	0	0	\$10,000	\$0
Thunderstorm Wind	345	2	1	\$1,959,450	\$100
Total:	552	17	3	\$136,069,950	\$16,100

Source: NOAA Storm Events Database

Montgomery County has not had any disaster declarations for severe storms since the previous hazard mitigation plan. However, the County has been subject to one Major Disaster Declarations (DR) and two emergency declarations (EM) for severe storms and hurricanes (Hurricane Katrina Evacuation and Hurricane Ike Remnants) since January 1995. Several of the most damaging events and/or events that resulted in deaths and/or injuries are described in more detail below.

High Wind Event throughout Montgomery County, November 15, 2020:

A low-pressure system, moved northeast towards Canada as a cold front moved across the region. The two systems led to a convective line with damaging thunderstorms. Wind gusts were measured at 66



MPH at the Dayton airport. Wind gusts caused numerous trees to fall. In the City of Dayton, a tree stuck a woman in the head and trapping her. She died of her injuries. No other deaths or injuries were reported. Montgomery County reported \$50,000 in property damage.

Thunderstorm Wind Event throughout Montgomery County, June 8, 2015:

Scattered thunderstorms moved through the area with wind gusts up to 52 MPH. The wind caused a large tree to fall on a house, injuring two people. There were no deaths or other injuries reported. Montgomery County reported \$7,500 in property damage.

Lightning Event in the City of Dayton, April 8, 2015:

Thunderstorms with lightning developed across the region on April 8, 2015. While running across a parking lot at the University of Dayton, a student was struck by lightning. The student was hospitalized with a broken jaw and serious burns. There were no deaths or other injuries reported. No property damage was reported in Montgomery County.

Emergency Declaration for Severe Storms, June 30, 2012:

An unstable airmass and northwesterly flow interacted to produce a derecho throughout northern Illinois. The derecho moved east over western Ohio, producing straight line wind damage. The derecho and thunderstorm downed numerous trees, tree limbs, and power poles. Wind gusts up to 71 MPH were reported. Power outages were widespread and large hail was also spotted within stronger portions of the storm. On June 30, 2012, an Emergency Declaration (EM-3346-OH) was declared for every county in Ohio. There were no deaths or injuries reported in Montgomery County. Montgomery County did not have any property damage reported.

Hail Event in the Village of Miamisburg, May 25, 2011:

A low-pressure system moved east over the Ohio Valley developing widespread severe thunderstorms, with large hail and damaging wind. In the Village of Miamisburg hail up to three inches in diameter was reported. While running for shelter, one adult and one child were struck by large hail sustaining injuries. No deaths or other injuries were reported. Montgomery County reported \$10,000 in property damage.

Major Disaster Declaration for Windstorm Associated with Tropical Depression Ike, October 24, 2008:

A frontal boundary over the Ohio Valley combined with the remnants of Hurricane Ike on September 14, 2008. Wind gusts of 69 MPH were recorded at Dayton airport. Significant damage throughout the county was reported to structures and crops. Wind gusts downed numerous powerlines causing widespread power outages. Montgomery County reported \$63.7 million in property damage. Wind gusts downed numerous trees and powerlines. A Major Disaster Declaration (DR-1805-OH) was declared on October 24, 2008, for 33 counties in Ohio. Public assistance was offered for each county, including Montgomery County. Approximately \$38 million was approved for public assistance. There were no deaths or injuries reported in Montgomery County.

High Wind Event throughout Montgomery County, March 9, 2002:

High winds with gusts up to 84 MPH caused extensive damage across Montgomery County. Many trees and power poles were blown down. Approximately 100,000 people were without power at one point. The high winds caused car accidents, which resulted in three individuals sustaining injuries. One man was killed with his semi tractor overturned. A tree fell on a mobile home, trapping two people briefly. No other deaths or injuries were reported. Montgomery County reported \$85,000 in property damage.

Lightning Event in the Village of Kettering, June 30, 2002:

Lightning struck a tree of an outdoor party, causing nine people who were standing near the tree to be injured. The injured parted reported burned feet, and one person was held overnight for observation,

but was released the next day. There were no deaths or other injuries reported. No property damage was reported in Montgomery County.

Hail Event in the Village of Huber Heights, April 9, 2001:

Golf ball size hail caused extensive structural damage across the eastern part of Montgomery County. No deaths or other injuries were reported. Montgomery County reported \$70 million in property damage.

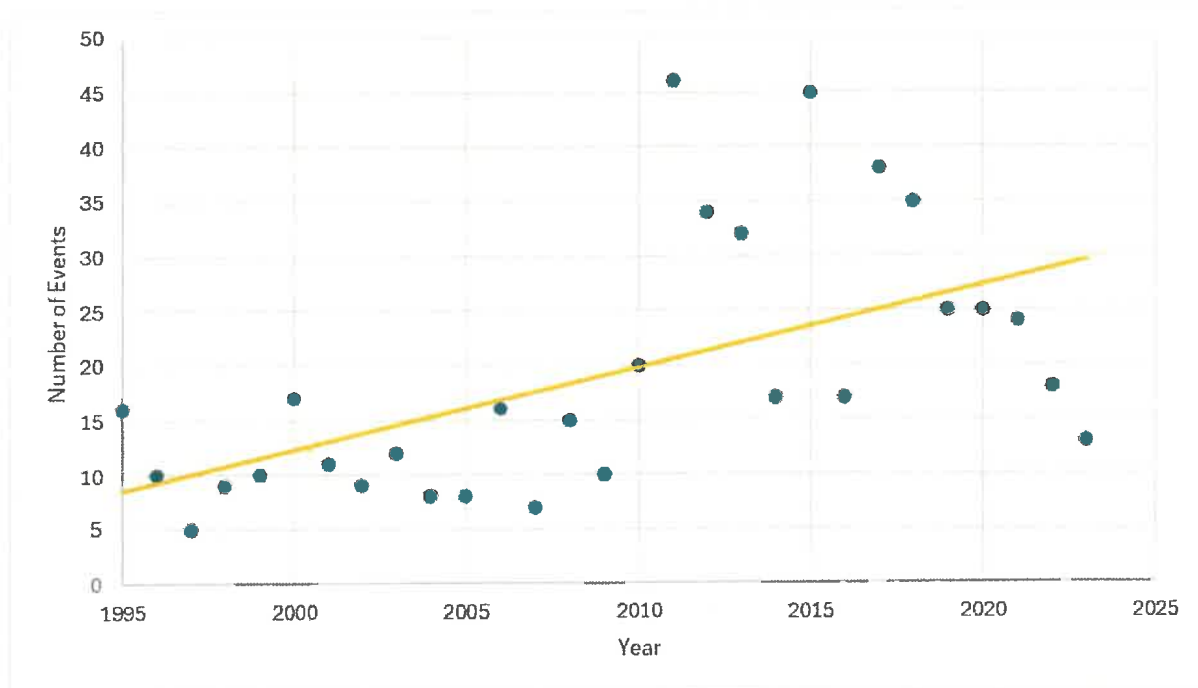
Thunderstorm Wind Event throughout Montgomery County, April 29, 1996:

A thunderstorm moved through the region on April 29, 1996, bringing wind gusts up to 100 MPH and 0.88-inch diameter inch hail. The high winds downed over 100 trees and the church steeple to be destroyed. Over 25,000 people were without power. There was one death reported, but no details were found on the death. No other deaths or injuries were reported. Montgomery County reported \$300,000 in property damage.

Probability

According to the NCEI, there have been 552 severe summer storm events reported in Montgomery County from January 1995 to December 2023 with total losses reaching at least \$136 million in property damage and \$16,100 in crop damage. This amounts to around 19 severe summer storm events annually with average annual damages of approximately \$4.9 million. **Figure 4.7.2** below shows the trend in number of severe summer weather events per year since 1995. The yellow trend line has a positive slope, which indicates that the number of severe summer storms has increased over the last 28 years. The year 2011 had 46 severe summer weather events, the highest out of the last 29 years. In 2015, there were 45 severe summer weather events recorded. Since 2009 there hasn't been a year with 10 or less severe summer weather events reported. Preliminary research suggests that the frequency and intensity of severe thunderstorms could increase as the climate changes, according to the National Climate Assessment. The Climate Change section in Future Trends discusses climate change further.

Figure 4.7.2: Severe Summer Storm Probability



Source: NOAA

Vulnerability Assessment

Infrastructure Impact

Above-ground infrastructure is at risk for storm damage by wind and falling debris. For infrastructure, high winds and hail are the most damaging part of a severe storm. Thunderstorm winds can strip bark from trees and detach limbs. If large branches fall, they can damage buildings and supporting above-ground infrastructure. In the most severe storms with high winds, large trees can be uprooted and have the potential to fall on buildings including houses, which can cause harm or death.

Utilities are at risk for damage by severe summer storms, as well. Electrical lines are spread throughout the County connecting homes, businesses, and other facilities. Severe storms are likely to down tree limbs and generate other debris that can affect above-ground electrical lines causing power outages. Downed power lines that are still live are extremely hazardous and can cause death by electrocution.

Population Impact

Summer storms are random in nature and affect the entire area of the County. Everyone within the County should be prepared during a storm event. Populations residing in mobile home parks are particularly vulnerable and should seek shelter.

For social vulnerability, according to the National Risk Index, hail, lightning, and strong wind had scores of 99.0 (“relatively high”), 88.3 (“relative moderate”), 96.4 (“relatively high”) for Montgomery County. This information indicates that severe summer storms are exposing the population of Montgomery County to some risk from storm events. The index indicates an expected annual loss of \$7.9 million due to hail events, \$514,000 due to lightning events, and \$3.0 million due to strong wind events, with 3.8, 69.4, and 2.6 events occurring per year, respectively.

Property Damage

As described above, these events have caused an average of \$136 million in property damage and \$16,100 in crop damage annually. Due to the non-site-specific nature of this hazard, **Table 4.29** lists all structures within Montgomery County as having potential impacts from severe storms.

Loss of Life

There have been three deaths and 17 injuries in Montgomery County because of severe summer weather. There is always potential for injuries and fatalities during severe summer weather.

Economic Losses

Severe summer weather has the potential to damage infrastructure, resulting in the economic burden of clean up and repairs. Potential economic losses and damage associated with Montgomery County for hail, strong wind events, and lightning are recorded in **Tables 4.7.3 to 4.7.5** below. This table summarizes the population from 2020, building value, expected annual loss (EAL) for buildings, and expected annual loss (EALP) for population equivalence in Montgomery County. The top 20 most vulnerable census tracts according to FEMA's National Risk Index are used for the calculations. EAL for buildings and population combine the totals from hail, strong wind events, and lightning. Compared with other hazards, severe summer weather has a rating of relatively low index rating, meaning that economic loss due to severe summer weather is relatively low for Montgomery County.

Table 4.7.3: Structure and Population Vulnerability from Hail

Census Tract	Expected Annual Loss (Agriculture)	Expected Annual Loss (Building)	Expected Annual Loss (Population Equivalence)	Expected Annual Loss (Total)
001501	\$0	\$207,714	\$120	\$207,834
030100	\$11	\$202,320	\$135	\$202,467
040406	\$46	\$154,661	\$223	\$154,930
040401	\$0	\$141,044	\$149	\$141,192
130102	\$650	\$111,037	\$198	\$111,885
080700	\$3	\$111,466	\$59	\$111,528
150100	\$1,741	\$100,313	\$176	\$102,230
140100	\$1,874	\$98,606	\$174	\$100,654
050503	\$4	\$100,371	\$178	\$100,552
050107	\$2	\$100,135	\$94	\$100,231
010200	\$0	\$97,703	\$212	\$97,915
110202	\$16	\$95,970	\$96	\$96,082
040306	\$13	\$93,758	\$159	\$93,930
100400	\$174	\$93,381	\$152	\$93,707
120101	\$446	\$93,110	\$149	\$93,705
090302	\$10	\$92,687	\$182	\$92,879
050504	\$24	\$92,252	\$184	\$92,459



Census Tract	Expected Annual Loss (Agriculture)	Expected Annual Loss (Building)	Expected Annual Loss (Population Equivalence)	Expected Annual Loss (Total)
165000	\$460	\$90,750	\$189	\$91,400
020400	\$0	\$89,830	\$196	\$90,027
040302	\$1	\$88,284	\$156	\$88,441
Total	\$5,475	\$2,225,390	\$3,183	\$2,264,048

Table 4.7.4: Structure and Population Vulnerability from Lightning

Census Tract	Expected Annual Loss (Agriculture)	Expected Annual Loss (Building)	Expected Annual Loss (Population Equivalence)	Expected Annual Loss (Total)
040406	\$0	\$200	\$7,870	\$8,070
010200	\$0	\$123	\$7,234	\$7,357
090304	\$0	\$98	\$6,966	\$7,064
090302	\$0	\$123	\$6,574	\$6,697
165000	\$0	\$114	\$6,506	\$6,620
050504	\$0	\$117	\$6,338	\$6,455
130102	\$0	\$129	\$6,230	\$6,359
020400	\$0	\$105	\$6,234	\$6,339
002600	\$0	\$66	\$5,999	\$6,065
100101	\$0	\$102	\$5,951	\$6,054
050503	\$0	\$119	\$5,841	\$5,960
100102	\$0	\$102	\$5,801	\$5,904
050106	\$0	\$100	\$5,770	\$5,870
040405	\$0	\$101	\$5,692	\$5,793
040306	\$0	\$121	\$5,602	\$5,724
002500	\$0	\$52	\$5,642	\$5,693
140100	\$0	\$114	\$5,542	\$5,657
080500	\$0	\$79	\$5,486	\$5,565
080100	\$0	\$98	\$5,412	\$5,510
150100	\$0	\$112	\$5,343	\$5,456
Total	\$0	\$2,177	\$122,034	\$124,211

Source: FEMA National Risk Index

Table 4.7.5: Structure and Population Vulnerability from Strong Winds

Census Tract	Expected Annual Loss (Agriculture)	Expected Annual Loss (Building)	Expected Annual Loss (Population Equivalence)	Expected Annual Loss (Total)
001501	\$0	\$69,284	\$2,877	\$72,162
030100	\$0	\$67,485	\$3,239	\$70,724
040406	\$0	\$46,158	\$4,769	\$50,927
040401	\$0	\$42,094	\$3,177	\$45,271
130102	\$0	\$40,026	\$5,182	\$45,209
140100	\$0	\$35,384	\$4,412	\$39,796
080700	\$0	\$37,180	\$1,412	\$38,592
150100	\$0	\$34,092	\$4,248	\$38,341
010200	\$0	\$32,589	\$5,063	\$37,653
090302	\$0	\$30,916	\$4,362	\$35,279
100400	\$0	\$31,148	\$3,627	\$34,775
020400	\$0	\$29,963	\$4,692	\$34,655
120101	\$0	\$31,057	\$3,571	\$34,629
110202	\$0	\$32,011	\$2,296	\$34,308
050503	\$0	\$29,955	\$3,808	\$33,763
100101	\$0	\$28,831	\$4,400	\$33,230
125102	\$0	\$28,192	\$4,349	\$32,541
080100	\$0	\$27,973	\$4,037	\$32,010
050107	\$0	\$29,885	\$2,018	\$31,903
050504	\$0	\$27,532	\$3,925	\$31,458
Total	\$0	\$731,755	\$75,464	\$807,226

Source: FEMA National Risk Index

Future Trends

Land Use and Development Trends

Severe summer storms can occur anywhere. Any development that has occurred since the previous plan, and any future development, has the potential to be impacted by severe summer storms.

More buildings but less people can mean more property loss but less general population vulnerability. Similar median structure year built but older relative to today could mean more vulnerability to properties and inhabitants. Increase of people age 65+ from 2016 to 2022 could mean more vulnerability to summer storms. The current total value of taxable real estate in Montgomery County is \$10,386,064,700. In 2022, Montgomery County authorized 1,343 new residential units at a total value of \$268,164. The population is expected to decrease by 0.006 percent, or 3,417 people by

2030. An additional decrease of 4.7% is expected by 2040. Given these estimates, there are no known changes in risks associated with wildfires.

Climate Change

Preliminary research suggests that the frequency and intensity of severe thunderstorms could increase as the climate changes, according to the National Climate Assessment. A warming climate may also increase the number of days with conditions conducive to a severe thunderstorm. Future modeling techniques could reveal additional information about the correlation between atmospheric changes and severe thunderstorm formation and intensity.

4.8 Severe Winter Weather and Extreme Cold

Description

Severe winter weather includes winter storms, heavy snow, and extreme cold. Winter storms including blizzards are events that have heavy snow, sleet, ice, freezing rain, or high winds as their primary type of precipitation. While the precipitation itself is typically not dangerous, frozen roads and exposure to cold can cause death and injury.

A winter storm forms under the correct combination of three causes:

1. Below freezing temperatures in the clouds and near the ground, which are necessary to make snow and ice.
2. Lift, which raises the moist air from the clouds and causes precipitation. Warm air colliding with cold air and being forced to rise over the cold is an example of lift.
3. Moisture is needed to form clouds and precipitation. Air blowing across a body of water is a common source of moisture.

Winter storms are categorized by their type: blizzards, ice storms, lake effect storms, and snow squalls. Extreme cold events often accompany winter storms, bringing low temperatures and higher risks of frostbite and hypothermia.

- **Blizzards** are winter storms that are a combination of blowing snow and wind which lead to very low visibility. Heavy snowfalls and severe cold often accompany blizzards, but this is not required. Ground blizzards occur when strong winds pick up snow that has already fallen.
- **Ice Storms** occur when at least a quarter inch of ice accumulates on exposed surfaces. Roads and sidewalks can become dangerously slick, and trees and powerlines can easily break under the weight of accumulated ice.
- **Lake Effect Storms** are cold, dry air masses that move over the Great Lakes regions and drop the moisture as snow in the northeastern portion of Ohio near the Great Lakes area.
- **Snow Squalls** are brief, intense snow showers accompanied by strong winds. Impacts may be significant.
- **Extreme Cold Events** occur when temperatures drop below normal for the given area and they generally coincide with winter storms or are the lasting effect of a winter storm.

Location

Winter storms are typically large events that impact large areas at once. Winter storms will impact the entire County and have the potential to impact multiple counties.

Extent

The State of Ohio Hazard Mitigation Plan 2024 lists winter storms as one of the three highest threat hazards in Ohio. The average annual snowfall in Montgomery County is 12 to 24 inches according to NOAA, similar to the state average of about 27 inches. Snowfall typically occurs between November and April with January being the coldest month on average.

History

There have been at least 28 winter storm events, and another 124 winter weather events including heavy snow, extreme cold, wind chill, ice storm, and frost/freeze, in Montgomery County since January 1995, for a total of 152 severe winter weather events. These events caused \$626,000 in property damage and \$540,000 in crop damage according to The National Centers for Environmental Information (NCEI). A winter storm on January 6, 1996, caused two deaths, one in Montgomery County

and one in Maimi County due to exposure. All severe winter weather and extreme cold events from 1995 to 2023 are summarized in **Table 4.8.1**, below:

Table 4.8.1: Severe Winter Related Events in Montgomery County since 1995

Severe Storm Event Type	Number of Events	Deaths	Injuries	Property Damage	Crop Damages
Blizzard	1	0	0	\$0	\$0
Cold/Wind Chill	1	0	0	\$100,000	\$0
Extreme Cold	2	0	0	\$0	\$0
Frost/Freeze	1	0	0	\$0	\$540,000
Heavy Snow	14	0	0	\$1,000	\$0
Ice Storm	5	0	0	\$0	\$0
Winter Storm	28	1	0	\$525,000	\$0
Winter Weather	100	0	0	\$0	\$0
Total:	152	1	0	\$626,000	\$540,000

Montgomery County has not had any disaster declarations for winter storms since the previous hazard mitigation plan. However, the County has been subject to one Emergency Declaration (ER) for snowfall since January 1995. Several of the most damaging events and/or events that resulted in deaths and/or injuries are described in more detail below.

Emergency Declaration for Winter Storm throughout Montgomery County on December 22, 2004:

A surface and upper-level low pressure center tracked Northeast across the Ohio Valley on December 22, 2004, and exited the region on December 23, 2004. A swath of heavy snow cut through Miami Valley. 24-hour storm totals in this narrow band exceeded two feet in Preble and Darke counties. Snowfall totals of 20 inches or more were found along a line generally running from the City of Eaton to the cities of Greenville, Piqua, Sidney, and Bellefontaine. Along and west of the I-71 corridor between the City of Cincinnati and the City of Columbus, over eight inches of snow fell. East of this line, warm air infiltrated the lower layers of the atmosphere and brought periods of freezing rain and sleet during the evening and overnight hours. Several communities in south central and central Ohio were crippled by power outages. Up to 236,000 electric customers were without power for several hours, some lasting up to a week before it was restored. An Emergency Declaration (EM-3198-OH) was issued on January 11, 2005, for 26 counties, including Montgomery County. Throughout Ohio, this event caused a reported \$25,000,000 in property damage. There are no reported property or crop damages in Montgomery County.

Extreme Cold throughout Montgomery County on February 1, 1996:

Arctic high pressure brought the coldest air of the season to the Ohio Valley in February 1996. The extreme cold was entrenched for five days, freezing, and bursting numerous water pipes. Throughout the Ohio Valley, there were at least two housefires indirectly related to the cold weather, as space heaters, which were thawing frozen water lines, caught on fire. Electricity outages were reported throughout Ohio AAA motor club had an extremely high number of calls during this cold wave when cars would not start. This event caused a reported \$100,000 in property damage.

Winter Storm throughout Montgomery County, January 6, 1996:

A blizzard developed near the Gulf Coast and moved up the East Coast in early 1996, brining freezing temperatures and snowfall to most of Ohio. The additional snowfall resulted in \$500,000 in property

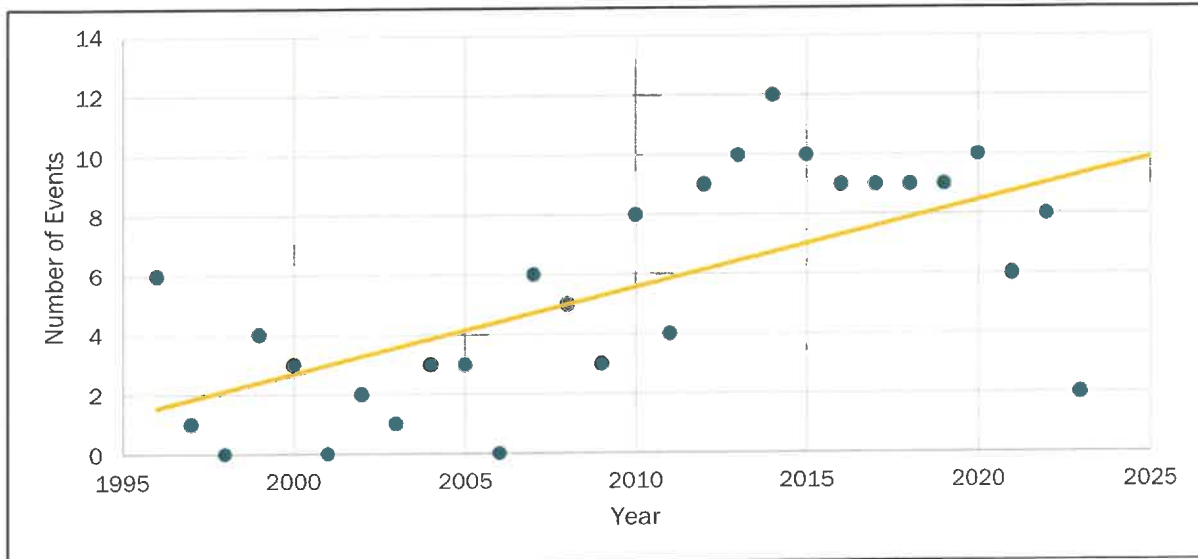
damage throughout Ohio, including in Montgomery County. Many businesses and homes had their roof collapse due to the weight of the new snow. A 76-year-old man died of exposure on his front porch in Montgomery County.

Probability

According to the NCEI, there have been a total of 152 winter storms and winter weather events reported in Montgomery County from January of 1995 to December 2023, with total losses amounting to \$626,000 in property damage and \$540,000 in crop damage. This amounts to approximately five winter storm events annually with average annual damages of \$41,642. In addition, according to the Fifth National Climate Assessment, due to the warming climate, extreme winter weather will be less severe and less frequent in Ohio, and heavy snowfall will manifest as heavy rainfall in future years. The Climate Change section in Future Trends discusses climate change further.

Figure 4.8.2 shows the trend of severe winter weather events over time between January 1995 and December 2025. The trend line slightly increases over the 28 years, illustrating a slight increase of winter weather activity in Montgomery County.

Figure 4.8.2: Severe Winter Weather Probability



Source: NOAA

Vulnerability Assessment

Infrastructure Impact

Winter storms can cause damage to overhead utilities. Wires can collapse under the weight of accumulated snow and ice leading to disruption in communication and power supply for days. Debris can block roadways or damage property as tree limbs can also collapse under the weight of accumulated snow and ice. Water pipes can be frozen under extreme low temperatures that may accompany severe winter storms. Roads and sidewalks can be blocked by the accumulation of snow, as well as being iced over. Bridges and overpasses are particularly dangerous because they freeze before other surfaces. Heavy snow fall and accumulation can cause business and private homes to have partial or full roof collapses.

Population Impact

All residents of Montgomery County are expected to be impacted by severe winter storms. Infants, older adults, sick people, and pets are more vulnerable to injuries and health conditions related to exposure to heavy snow, ice, and lasting extreme cold temperatures. It is advisable to equip vulnerable populations with indoor easy-to-read thermometers and heating devices in locations where they are highly visible.

For social vulnerability, according to the National Risk Index, cold wave, ice storm, and winter weather had scores of 60.2 ("relatively moderate"), 85.8 ("relatively high"), 92.2 ("relatively high") for Montgomery County. This information indicates that severe winter weather events are exposing the population of Montgomery County to moderately high risk from winter storm events. The index indicates an expected annual loss of \$122,000 due to cold wave events, \$403,000 due to ice storm events, and \$465,000 due to winter weather events, with 0.7, 1.1, and 2.9 events occurring per year, respectively.

Property Damage

Property can be damaged by accumulated snow and ice, debris, and falling trees and utility poles. Extreme low temperatures can also freeze the water in pipes which could cause them to explode. All buildings in the County are exposed and vulnerable to winter storms. The State of Ohio Hazard



Mitigation Plan 2024 estimates annual potential losses due to damage caused by winter storms in Montgomery County to be \$1,271,752.

Property owners should weatherproof their homes and buildings and conduct regular inspections to eliminate impacts from extreme weather conditions. The Federal Emergency Management Agency (FEMA) suggests that individuals with damaged property should contact their insurance company and take photos of any damage. If individuals are uninsured or underinsured, they should seek assistance by visiting www.DisasterAssistance.gov.

Loss of Life

There was one reported death during the Blizzard of 1996 due to exposure in Montgomery. Likely causes of death are from iced-over and dangerous roads which lead to vehicular accidents, frostbite or hypothermia from prolonged exposure to cold, heart attacks from heavy snow shoveling, and carbon monoxide poisoning due to toxic fumes from heating sources.

A few ways to prepare and protect from extreme winter weather conditions include, but are not limited to, staying indoors and dressing warmly, staying off roads, avoid driving if already in a vehicle, equipping vehicles with an emergency supply kit, preparing for power outages and using heating devices intended for indoor use only, staying updated about emergency information and alerts, seeking medical assistance on signs of hypothermia or frostbite, and checking on neighbors.

Economic Losses

Economic losses can occur from businesses shutting down for potentially long periods of time. Economic activity can be completely halted during winter storms including transportation of goods and people. Electricity outages may lead to spoiled goods. Since winter storms occur during the winter season, damage to crops is unlikely but possible. Damaged buildings and pipes, fallen trees and power lines, and costs to repair damages and remove snow further impact the economy of cities and towns. **Table 4.8.3 to Table 4.8.5** shows the potential economic impacts if all structures within Montgomery County were damaged.

These tables summarize the expected annual losses (EAL) for agriculture, building value, and population equivalence, and the total expected loss in Montgomery County. The top 20 most vulnerable census tracts according to FEMA's National Risk Index are used for the calculations.

Table 4.8.3: Structure and Population Vulnerability from Cold Wave

Census Tract	Expected Annual Loss (Agriculture)	Expected Annual Loss (Building)	Expected Annual Loss (Population Equivalence)	Expected Annual Loss (Total)
140100	\$7,086	\$175	\$705	\$7,967
150100	\$6,754	\$183	\$733	\$7,670
050600	\$4,731	\$164	\$647	\$5,541
130101	\$4,896	\$77	\$282	\$5,255
160100	\$3,336	\$74	\$235	\$3,645
130102	\$2,444	\$197	\$792	\$3,433
070101	\$2,422	\$94	\$443	\$2,959
165000	\$1,893	\$173	\$819	\$2,886
120101	\$1,779	\$172	\$626	\$2,577
110100	\$1,300	\$135	\$190	\$1,625

Census Tract	Expected Annual Loss (Agriculture)	Expected Annual Loss (Building)	Expected Annual Loss (Population Equivalence)	Expected Annual Loss (Total)
100400	\$693	\$172	\$635	\$1,501
040406	\$190	\$295	\$965	\$1,449
125000	\$485	\$106	\$781	\$1,372
100101	\$222	\$160	\$771	\$1,152
010200	\$0	\$180	\$887	\$1,068
050504	\$98	\$176	\$794	\$1,068
050106	\$156	\$154	\$738	\$1,048
115012	\$210	\$136	\$644	\$990
020400	\$1	\$166	\$822	\$989
030100	\$44	\$374	\$567	\$985
Total	\$38,741	\$3,363	\$13,076	\$55,180

Table 4.8.4: Structure and Population Vulnerability from Ice Storm

Census Tract	Expected Annual Loss (Agriculture)	Expected Annual Loss (Building)	Expected Annual Loss (Population Equivalence)	Expected Annual Loss (Total)
040406	\$0	\$1,596	\$4,948	\$6,544
010200	\$0	\$952	\$4,437	\$5,389
165000	\$0	\$936	\$4,203	\$5,140
050504	\$0	\$952	\$4,072	\$5,024
020400	\$0	\$875	\$4,111	\$4,986
050503	\$0	\$1,036	\$3,950	\$4,986
030100	\$0	\$1,971	\$2,838	\$4,809
040405	\$0	\$881	\$3,914	\$4,795
040401	\$0	\$1,455	\$3,296	\$4,752
130102	\$0	\$991	\$3,741	\$4,732
090302	\$0	\$903	\$3,823	\$4,726
100101	\$0	\$842	\$3,855	\$4,697
090304	\$0	\$709	\$3,978	\$4,687
125102	\$0	\$823	\$3,811	\$4,635
050106	\$0	\$831	\$3,786	\$4,617
150100	\$0	\$951	\$3,633	\$4,585
001501	\$0	\$2,023	\$2,521	\$4,545



Census Tract	Expected Annual Loss (Agriculture)	Expected Annual Loss (Building)	Expected Annual Loss (Population Equivalence)	Expected Annual Loss (Total)
040306	\$0	\$967	\$3,533	\$4,500
125000	\$0	\$557	\$3,905	\$4,462
080500	\$0	\$681	\$3,763	\$4,444
Total	\$0	\$20,932	\$176,120	\$97,052

Source: FEMA National Risk Index

Table 4.8.5: Structure and Population Vulnerability from Winter Weather

Census Tract	Expected Annual Loss (Agriculture)	Expected Annual Loss (Building)	Expected Annual Loss (Population Equivalence)	Expected Annual Loss (Total)
040406	\$998	\$6,181	\$1	\$7,180
010200	\$611	\$5,684	\$0	\$6,295
165000	\$586	\$5,251	\$14	\$5,850
020400	\$561	\$5,267	\$0	\$5,828
130102	\$667	\$5,074	\$17	\$5,758
050504	\$595	\$5,087	\$1	\$5,683
050503	\$648	\$4,935	\$0	\$5,582
090304	\$455	\$5,096	\$0	\$5,551
100101	\$540	\$4,939	\$2	\$5,481
090302	\$579	\$4,897	\$0	\$5,477
040405	\$551	\$4,889	\$0	\$5,440
125102	\$528	\$4,883	\$0	\$5,411
150100	\$620	\$4,696	\$48	\$5,365
125000	\$357	\$5,003	\$3	\$5,363
080500	\$437	\$4,821	\$0	\$5,258
050106	\$520	\$4,730	\$1	\$5,250
140100	\$594	\$4,520	\$51	\$5,165
100102	\$512	\$4,563	\$0	\$5,075
080100	\$524	\$4,533	\$0	\$5,057
040401	\$910	\$4,117	\$0	\$5,028
Total	\$11,795	\$99,164	\$139	\$111,098

Source: FEMA National Risk Index



Future Trend

Land Use and Development Trends

Winter storms can occur anywhere bringing an entire community or region to a standstill, including commuter and emergency transportation and medical services. Any development that has occurred since the adoption of the previous plan, and any future development, has the potential to be impacted by winter storms. All land uses are equally impacted by severe winter weather.

Building design and construction is also impacted by the amount of snowfall. Areas that receive high snowfall should have buildings designed to withstand the weight of the snow to avoid sagging, cracking, and collapsing roofs. On the other hand, snow is a natural insulator, and snow accumulated on rooftops helps hold heat in buildings and, consequently, reduces heating costs.

It is important to maintain consistency between emergency planning, financial plans and budgets, and development planning. Zoning codes should ensure that there is adequate greenspace in existing and new developments to foster drainage and offers space to pile cleared snow. Locating emergency facilities, and partnering with emergency organizations during the planning process, will help develop improved contingency responses in cases where emergency transportation and services are cut off during an extreme weather event.

The current total value of taxable real estate in Montgomery County is \$10,386,064,700. In 2022, Montgomery County authorized 1,343 new residential units at a total value of \$268,164,000. The population is expected to decrease by 0.006 percent, or 3,417 people by 2030. An additional decrease of 4.7% is expected by 2040. Given these estimates, there are no known changes in risks associated with severe winter weather.

Climate Change

According to the Midwest chapter of the Fourth National Climate Assessment, the average Midwest air temperature increased by more than 1.5 degrees Fahrenheit between 1900 and 2010. In recent years, however, warming has increased three times as quickly between 1980 and 2010. By the end of 2030, Ohio's climate may trend towards the climate of Southern Illinois. By 2100, Ohio might feel like Arkansas or Texas. As a result, the warming climate suggests that extreme winter weather will be less severe and less frequent in Ohio, and heavy snowfall will manifest as heavy rainfall in future years.

4.9 Tornadoes

Description

FEMA defines a tornado as “a violently rotating column of air extending from a thunderstorm to the ground.” Tornadoes can generate wind speeds greater than 250 miles per hour. Tornado paths can be as large as one mile wide and 50 miles long. Nationally, there is an average of 800 tornadoes reported annually across all 50 states.

In general, the midsection of the United States experiences a higher rate of tornadoes than other parts of the country because of the recurrent collision of moist, warm air moving north from the Gulf of Mexico with colder fronts moving east from the Rocky Mountains. Supercells, which form from rotating thunderstorms, are the most destructive type of tornado.

Tornado Warnings are issued by the Wilmington, OH Forecast Office when a tornado is indicated by the WSR-88D radar or sighted in person by spotters. The WSR-88D radar is an advanced Weather Surveillance Doppler Radar utilized by the NWS to generate a radar image. Once a warning has been issued, people in the warning area should seek shelter immediately. Warnings will include the location of the tornado, as well as what communities will be in its path. A tornado warning can be issued without a tornado watch, and they are typically issued for 30 minutes at a time. If the thunderstorm responsible for the formation of the tornado is also producing large volumes of rain, the tornado warning may be combined with a Flash Flood Warning. The NWS Office will follow up any Tornado Warnings with Severe Weather Statements to provide up-to-date information on the tornado and inform the public when the warning is no longer in effect (Source: NWS).

Location

Tornadoes can occur anywhere in Montgomery County. All areas and jurisdictions should be considered at risk for a tornado.

Extent

Tornadoes are measured by damage scale for their winds with greater damage equating greater wind speed. The original Fujita Tornado Damage Scale (F-scale) was developed in 1971 without much consideration to a structure’s integrity or condition as it relates to the wind speed required to damage it. The Enhanced Fujita-scale (EF-Scale) took effect on February 1, 2007. This scale starts with the original F-scale’s F0 through F5 ratings and classifies tornado damage across 28 different types of damage indicators. These indicators mostly involve building/structure type and are assessed at eight damage levels from 1 through 8. Therefore, construction types and their relative strengths and weaknesses are incorporated into the EF classification given to a particular tornado. The most intense damage within the tornado path will generally determine the EF scale given the tornado. **Table 4.9.1** lists the classifications under the EF- and F-scale. It should be noted that the wind speeds listed in this table are estimates based on damage rather than measurements.

There are no plans by the National Oceanic Atmospheric Administration (NOAA) or the National Weather Service to re-evaluate the historical tornado data using the enhanced scale. Therefore, this Plan and subsequent plans will reference both scales until a complete switchover is deemed necessary.

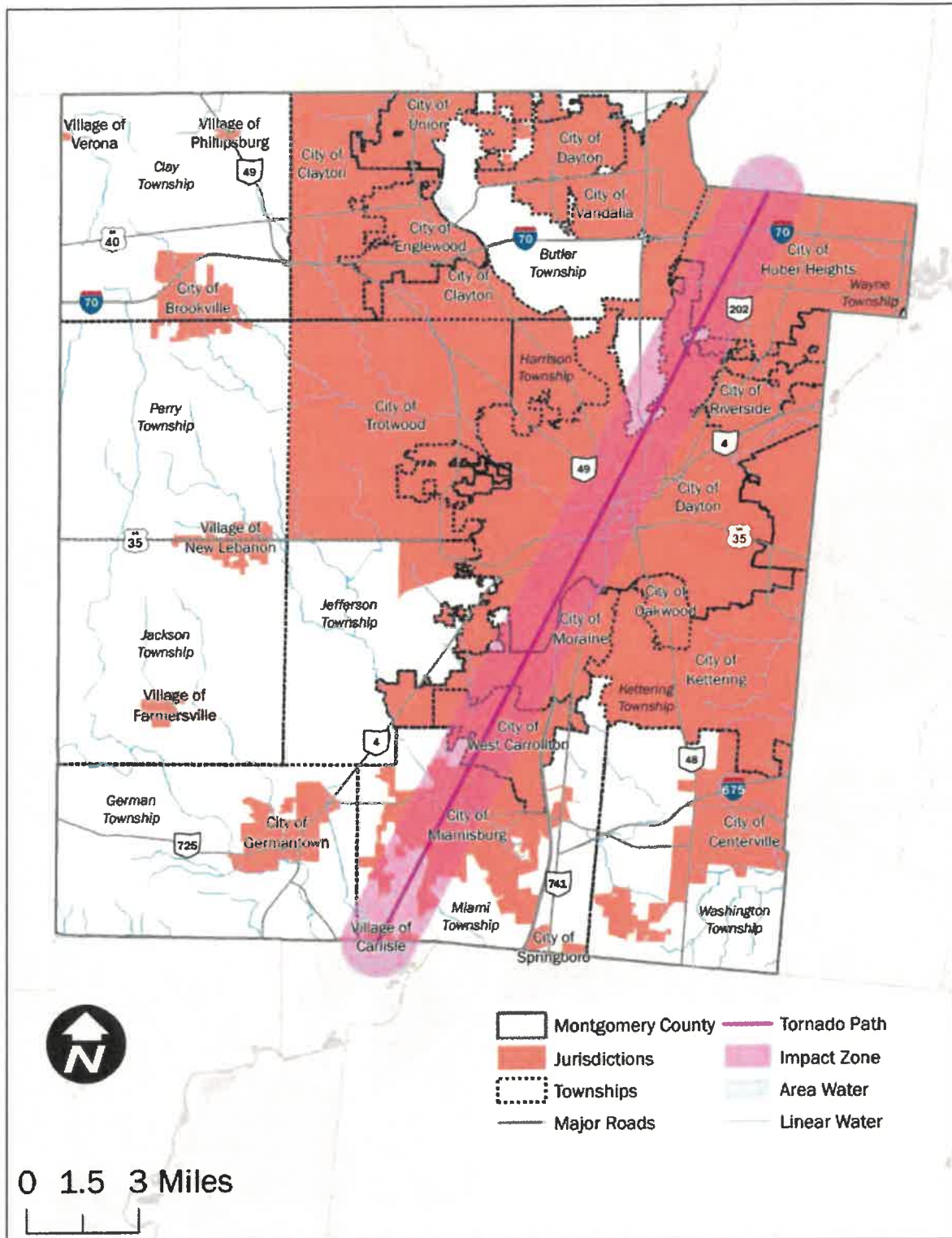
Figure 4.9.2 simulates an extremely destructive, worst-case scenario EF5 tornado and its impacts on Montgomery County assets and infrastructure. The worst-case scenario is simulated by running the EF5 tornado on a straight path through the most populated areas of the County. This theoretical scenario is performed to determine maximum potential damage within the County. The damages associated with this theoretical scenario are used to identify the County’s potential vulnerability to tornadoes (**Table 4.9.3**).

Table 4.9.1: Fujita and Enhanced Fujita Scale Classifications

Fujita Scale 3-Second Wind Gust (MPH)		Damage Levels	Enhanced Fujita Scale 3-Second Wind Gust (MPH)	
F0	45-78	Light Damage: Tree branches down.	EF-0	65-85
F1	79-117	Moderate damage: Roof damage.	EF-1	86-110
F2	118-161	Considerable damage: Houses damaged.	EF-2	111-135
F3	162-209	Severe damage: Buildings damaged.	EF-3	136-165
F4	210-261	Devastating damage: Structures leveled.	EF-4	166-200
F5	262-317	Incredible damage: Whole towns destroyed.	EF-5	Over 200

Source: SOHMP

Figure 4.9.2: Worst Case Tornado Scenario



History

There have been 13 tornado events in Montgomery County between March 1995 and July 2023 resulting in a total of \$504,485,000 in property damages. There was one indirect death caused during these events, with 174 overall injuries reported. Eight injuries occurred in the October 31, 2013, tornado and 166 occurred in the May 27, 2019, tornado. Average annual damages from 1995 to 2023 are approximately \$18,017,321 in property damages. The two tornado events in Montgomery County from 1995 to 2023 that caused the most damages and involved injuries are listed and described below. There has been one disaster declaration in Montgomery County in 2019.

A Major Disaster Declaration for Tornadoes in Montgomery County, May 27, 2019

An EF4 Tornado hit Montgomery County on Monday, May 27, 2019. The tornado initially touched down just west of Brookville and areas on the south side of Brookville sustained heavy damage, consistent with high-end EF2 wind speeds. Numerous homes suffered significant roof damage and removal, including exterior wall collapse and complete garage destruction. The tornado then carved a path east through Trotwood where damage consistent with EF2 wind speeds was widespread and some homes sustained damage consistent with EF3 wind speeds. Structures here again featured roof removal and exterior wall collapse. Areas near Riverside Drive and the Stillwater River exhibited damage consistent with wind speeds of 170 mph, or lower-end EF4 damage. This damage included well-built apartment buildings that sustained complete roof and exterior wall removal. In addition, significant tree devastation was found along the Stillwater River, east of Riverside Drive, that included numerous trees that were debarked and nubbed down to the trunk. The tornado continued southeast through Dayton and Northridge and crossed I-75 into the Old North Dayton Area, where heavy damage continued to homes and businesses. As the tornado entered Riverside, damage began to lessen in intensity, but plenty of damage consistent with EF1 wind speeds was noted. The tornado continued further to the southeast, causing damage in a subdivision north of Burkhardt Road. An 86-year-old woman died (indirect) on September 1st, 2019, in part due to injuries suffered when she was trapped in her home during the tornado. A Major Disaster Declaration (DR-4447-OH) was issued on June 18, 2019, for 12 counties, including Montgomery County. Overall, the tornado caused \$500,000,000 in property damage for Montgomery County and 166 injuries were reported.

An EF1 Tornado in the City of Vandalia, October 31, 2013:

An EF1 tornado hit the City of Vandalia on Thursday, October 31, 2013. The tornado touched down just northeast of Interstate 75 at Highway 40, exit number 63 in Vandalia. Initial damage consisted of the collapse of a cinderblock drive through store, and significant destruction of the roof and some of the cinderblocks on an uninhabited commercial building. The tornado continued on to a restaurant, in which the windows were blown in and significant façade and roof damage occurred. Eight people inside the restaurant sustained minor injuries from the glass. The tornado continued into a residential subdivision, where at least three homes sustained damage which rendered them uninhabitable. There were additional homes with partial wall collapses, and more than half the roof was removed. Based on the damage surveyed, the maximum wind speed of this tornado was estimated to be between 100 and 110 miles per hour. Overall, the tornado caused \$2,000,000 in property damage for Montgomery County and eight injuries were reported.

Probability

There have been 13 tornado events in Montgomery County between March 1995 and July 2023 resulting in a total of \$504,485,000 in property damages. Average annual damages amount to about \$18,017,321.

There were no recorded tornadoes between 1995 and 2006. Between 2006 and 2021, the annual rate for tornadoes in Montgomery County has been about one tornado every two years. However, when conditions are right, there may be multiple tornadoes in one year or one storm.

Although it is difficult to predict future tornado activity, a study completed in 2018 on spatial trends of tornadoes saw an eastward shift in tornado frequency. Two other studies (2015 and 2016) showed an increase in tornado frequency in the eastern United States and a decrease in tornado activity in central United States. The study published in 2016 on spatial redistribution of tornado activity stated that there is a documented increase in hazardous conductive weather (HCW) in the lower Ohio valley regions. The studies do note that the number of tornadoes produced from a single storm are increasing. For instance, in 2020 there were 20 documented tornadoes in Ohio, seven from one storm and five from another.

Vulnerability Assessment

Infrastructure Impact

Above-ground infrastructure can be damaged by tornadoes. Debris caught in tornadoes as well as fallen trees can cause damage to buildings and infrastructure. Debris can lead to closure. Above ground utility infrastructure can be damaged or destroyed, which can cause service outages.

Population Impact

Tornadoes are random in nature and have the potential to occur anywhere in the County. Everyone within the County should be prepared for a tornado. Residents in mobile home parks are particularly vulnerable and should have a plan in place.

For social vulnerability, according to the National Risk Index, tornadoes and strong winds have a score of 81.8 (“relatively moderate”) and 92.0 (“relatively moderate”) in Montgomery County. Tornadoes that have occurred in Montgomery County are typically weaker tornadoes, rated EF-2 or lower. The index indicates an expected annual loss of \$2.9 million due to strong wind and \$7.5 million due to tornadoes, with 2.6 and 0.3 events occurring per year, respectively.

Property Damage

Tornadoes can cause significant damage to buildings and properties. In the last 28 years the property damage in Montgomery County is related to major structural damage to businesses and homes, roof damage, siding damage, and extensive tree damage. The average amount of property damage is \$471,250 per tornado (excluding the May 2019 tornado that caused \$500,000,000 in damages alone). Eight of the tornadoes that hit Montgomery County resulted in over \$100,000 in property damage.

Loss of Life

There has been one indirect reported death and 174 injuries because of tornadoes in Montgomery County since 1995. Loss of life and injuries are always possible during tornadoes. Falling debris is the main the cause of death in a tornado, along with becoming airborne.

Economic Losses

Tornadoes can cause major damage to structures and roads. Higher severity tornadoes have the potential to destroy structures. Debris also has the potential to cause damage to structures by breaking windows, damaging walls, or falling directly onto buildings and above-ground infrastructure. Potential economic losses and damage associated with Montgomery County for tornadoes are recorded in **Table 4.9.3** below.

This table summarizes the population from 2020, building value, expected annual losses (EAL) for buildings, and expected annual loss (EALP) for population equivalence in Montgomery County. The top 20 most vulnerable census tracts according to FEMA’s National Risk Index are used for the calculations. Compared with other hazards, tornadoes have a relatively moderate index rating, meaning that economic and population loss due to tornadoes is moderate for Montgomery County.

Damage to utilities and roadways may also cause economic damage due to business closures, destruction of goods that require electricity, and the halt of economic activity.

Table 4.9.3: Structure and Population Vulnerability from Tornado

Census Tract	Expected Annual Loss (Agriculture)	Expected Annual Loss (Building)	Expected Annual Loss (Population Equivalence)	Expected Annual Loss (Total)
040406	\$69,094	\$64,803	\$3	\$133,900
030100	\$78,801	\$37,474	\$1	\$116,276
01501	\$80,902	\$33,291	\$0	\$114,193
130102	\$49,619	\$62,518	\$46	\$112,182
40401	\$63,011	\$43,172	\$0	\$106,183
010200	\$38,054	\$58,585	\$0	\$96,639
050503	\$44,840	\$51,739	\$0	\$96,579
140100	\$43,719	\$52,530	\$131	\$96,381
165000	\$40,542	\$55,053	\$34	\$95,630
050504	\$41,213	\$53,335	\$2	\$94,550
150100	\$42,627	\$50,613	\$123	\$93,363
040405	\$38,135	\$51,260	\$0	\$89,396
020400	\$34,988	\$54,283	\$0	\$89,271
040306	\$41,889	\$46,269	\$1	\$88,160
090302	\$36,113	\$50,475	\$1	\$86,588
050106	\$35,962	\$49,591	\$3	\$85,556
040302	\$39,544	\$45,367	\$0	\$84,911
100101	\$33,665	\$50,905	\$5	\$84,575
125102	\$32,919	\$50,323	\$1	\$83,243
040303	\$36,595	\$44,786	\$0	\$81,381
Total	\$922,234	\$1,006,372	\$351	\$1,928,957

Source: FEMA National Risk Index

Future Trends

Land Use and Development Trends

Tornadoes can occur anywhere. Any development that has occurred since that previous plan and any future development has the potential to be impacted by tornadoes. While the location of development will not be impacted by tornadoes, shelters should be installed in high occupancy buildings, parks, fairs and festivals, mobile home parks, and similar developments.

More buildings but less people can mean more properties potentially exposed in a tornado event but generally less population vulnerability. Similar median structure year built but older relative to today could mean more vulnerability to properties and inhabitants. The current total value of taxable real

estate in Montgomery County is \$10,386,064,700. In 2022, Montgomery County authorized 1,343 new residential units at a total value of \$268,164,000. The population is expected to decrease by 0.006 percent, or 3,417 people by 2030. An additional decrease of 4.7% is expected by 2040. Given these estimates, there are no known changes in risks associated with tornadoes.

Climate Change

While rainfall, heat, and drought have clear links to climate change, the link between climate change and tornadoes is not yet fully understood. Tornado records in the United States are often only available starting during the 1950s. This limited data set makes it difficult to compare trends over long periods of time. Additionally, tornado reporting was not fully standardized until 2007, when the Enhanced Fujita Scale was released.

However, some short trends have been identified, although not yet linked directly to climate change. The number of days with tornadoes in the United States has fallen, but tornado outbreaks, or the number of tornadoes in one day, have increased. The density and strength of tornadoes has also increased. Finally, tornado distribution has shifted eastwards, which includes a move towards Ohio (Center for Climate and Energy Solutions).

According to the Fifth National Climate Assessment, severe storms are brief and cover small areas, thus the effects of climate change are difficult to measure. It is known that tornado activity has become more variable, with a decrease in the number of days per year with tornados but an increase in the number of tornadoes that occur on these days. In general, there is some indication that the frequency and intensity of thunderstorms will increase in a warmer climate. However, the effect on tornadoes is unclear.

4.10 Wildfire

Description

A wildfire is an uncontrolled fire that burns in a natural area of combustible vegetation such as a forest, grassland, or prairie, and typically occurs in rural areas. Non-wilderness fires are uncontrolled burning in residential or commercial development that are out of the scope of this plan, however, it is important to note that non-wilderness fires often accidentally cause wildfires. They can happen at any time or place and more than half of the wildfires recorded have been started due to human activity. While wildfires can be caused by human activity or a natural phenomenon such as lightning, it is often the weather conditions that determine how much a wildfire grows.

Location

According to the State of Ohio Hazard Mitigation Plan (SOHMP), Montgomery County is not within the ODNR Division of Forestry's Expanded Forest Fire Protection Area. Counties within this region tend to have abundant forested lands and grasslands and, as such, represent the area of highest wildfire risk and hazard in Ohio. Montgomery County is within region 2. The Ohio Wildfire Hazard Level is included in **Figure 4.10.1**. This assessment identifies wildfire risk level by township and classifies all townships in Montgomery County as low risk for wildfires or has not been assessed.

Extent

Several factors can contribute to the escalation of risk of wildfires, including the prevalence of forests and agricultural lands and their proximity to homes, residences, and structures, as well as the distance between fire and emergency management services. In these cases, the presence of fire near structures causes fire departments to shift focus away from fire suppression and towards structure protection.

According to the SOHMP, 99.9 percent of wildfires in Ohio are caused by human action or accident. As such, many wildfires in Ohio burn in proximity to homes and structures. From 1997 to 2017, the main causes of wildfires in Ohio included debris burning, incendiary (arson), equipment, smoking, campfires, children (playing with matches), lightning, and railroad.

History

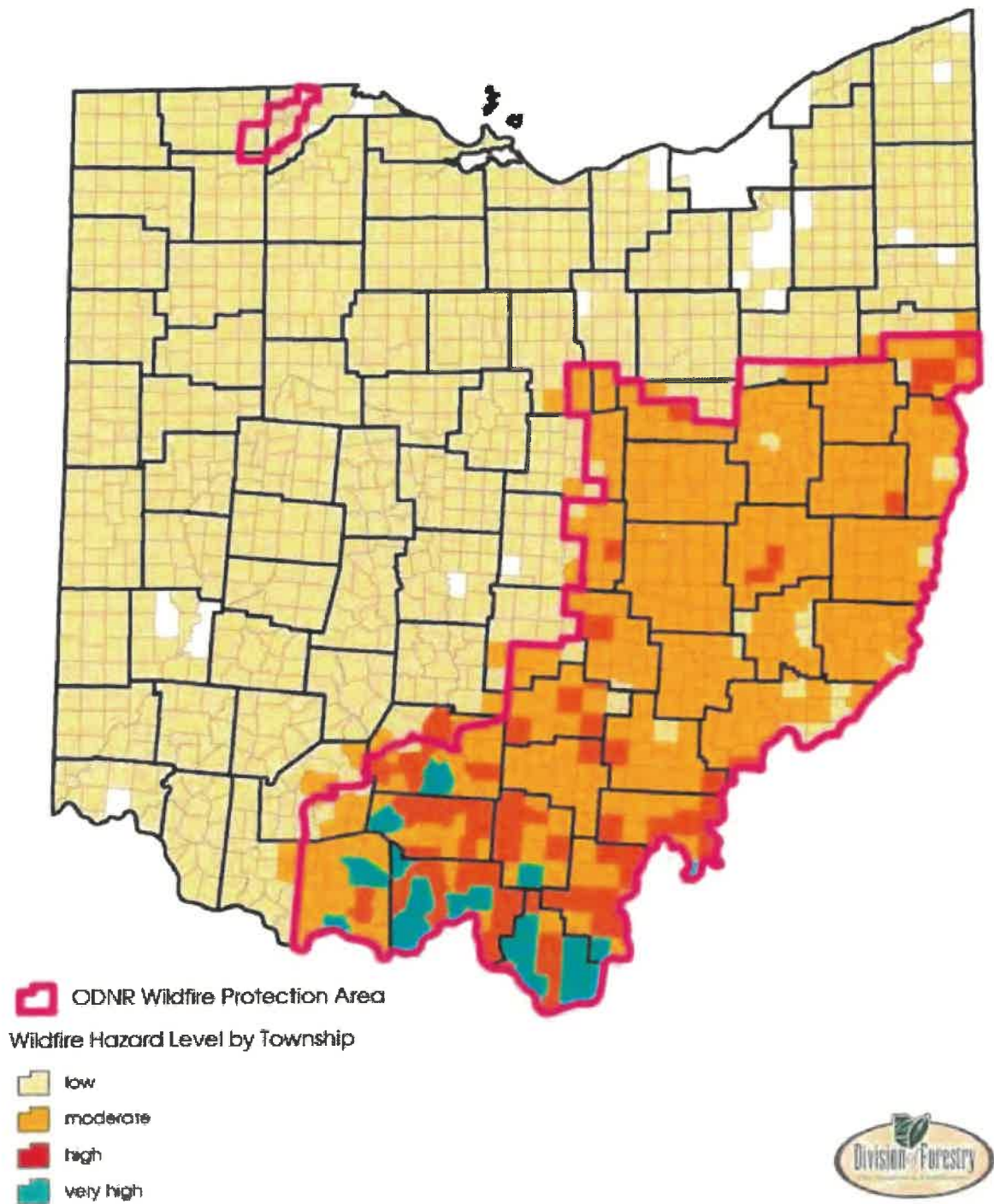
The SOHMP identifies 26 total fire events from January 1, 2018, to December 31, 2022, which averages 5.4 events annually. These events burned a total of 24 acres with an average of 0.94 acres per event.

Estimating the monetary losses associated with wildfires is difficult because most of these events occur on open land or fields with monetary losses often not being recorded. This lack of data may result in inconsistencies if an analysis was done based on reported monetary loss. As such, acres burned per fire event is a more consistent method of analysis for this hazard.

Probability

According to the State of Ohio Hazard Mitigation Plan, there is a 100 percent probability that a wildfire will occur within any county in any given year. Since 26 fire events occurred in Montgomery County from January 1, 2018, to December 31, 2022, an average of 5.2 fire events are estimated to occur annually in the County. In addition, according to the U.S. EPA, the average total area burned by wildfires has increased since the 1980s, and the record-breaking fires tend to occur during record-breaking warm years. The Climate Change section in Future Trends discusses climate change further.

Figure 4.10.1: Ohio Wildfire Hazard Level



Source: ODNR Ohio Division of Forestry

Vulnerability Assessment

Infrastructure Impact

There is a low risk that wildfires in Montgomery County will impact infrastructure. Wildfires will most likely impact the County through minor property and crop damage. Additionally, there are currently 67 state-owned and state-leased critical facilities located within Montgomery County, as determined by ODNR. All 67 of these facilities are located within a low wildfire risk area or an area that has not been evaluated and have a value of approximately \$184,208,998.

Population Impact

Figure 4.10.1 shows the Ohio Wildfire Hazard Level, which indicates wildfire hazard level by township. On average, there is a low risk of wildfires occurring in Montgomery County. Accordingly, there is a low risk of impact on the population. If a wildfire would occur within the County, the population could be impacted by loss of homes and crops.

For social vulnerability, according to the National Risk Index, wildfires have a score of 62.6 ("very low") in Montgomery County. The wildfires that have occurred in Montgomery County have only had some impacts on properties and crops. The index indicates an expected annual loss of \$93,000 due to wildfires with a less than 0.001 percent change of wildfire event occurring per year.

Property Damage

There were 26 recorded wildfire events between 2018 and 2022 in Montgomery County. It is assumed that the County has experienced some property and crop damage because of wildfires. Occasionally, in the event of a wildfire, fire engines belonging to local fire departments can be damaged while suppressing wildfires, although there are no reports of this in Montgomery County.

Potential economic losses and damage associated with Montgomery County for Wildfire according to FEMA's National Risk Index are recorded in Table 4.10.2 below.

Table 4.10.2: Structure and Population Vulnerability from Wildfire

Census Tract	Expected Annual Loss (Agriculture)	Expected Annual Loss (Building)	Expected Annual Loss (Population Equivalence)	Expected Annual Loss (Total)
040406	\$3,906	\$265	\$0	\$4,172
050600	\$2,304	\$200	\$1	\$2,504
100400	\$2,236	\$133	\$0	\$2,369
110201	\$2,032	\$162	\$0	\$2,194
040303	\$1,998	\$184	\$0	\$2,182
110100	\$2,049	\$88	\$0	\$2,137
120101	\$1,987	\$136	\$0	\$2,123
040306	\$1,838	\$139	\$0	\$1,977
150100	\$1,840	\$135	\$0	\$1,976
130102	\$1,797	\$149	\$0	\$1,946
140100	\$1,767	\$162	\$0	\$1,930
165000	\$1,751	\$163	\$0	\$1,915
100101	\$1,672	\$165	\$0	\$1,837

Census Tract	Expected Annual Loss (Agriculture)	Expected Annual Loss (Building)	Expected Annual Loss (Population Equivalence)	Expected Annual Loss (Total)
125104	\$1,742	\$83	\$0	\$1,824
110202	\$1,648	\$97	\$0	\$1,745
090302	\$1,603	\$141	\$0	\$1,745
115012	\$1,556	\$139	\$0	\$1,695
040401	\$1,561	\$102	\$0	\$1,663
040305	\$1,531	\$115	\$0	\$1,646
050504	\$1,483	\$127	\$0	\$1,610
Total	\$38,302	\$2,886	\$2	\$41,190

Source: FEMA National Risk Index

Loss of Life

Montgomery County has no recorded wildfire events resulting in loss of life, so it is unlikely that loss of life will result from wildfires. However, with any wildfire event, there is potential for loss of life. Advanced evacuation warnings can reduce the likelihood of death because of wildfires.

Economic Losses

Wildfires have the potential to damage agricultural crops and tree plantations, which can result in economic losses. Refer to **Figure 1.2.2** (Land Cover map) in Chapter 1 to see the distribution of forests, hay/pasture, and cultivated crops which are at risk to wildfires.

Future Trends

Land Use and Development Trends

Communities should monitor areas that are especially susceptible to wildfires and avoid development in such areas. New developments in these areas should implement fire protective measures. Slight increase in forested and pasture/hay areas can mean slightly more vulnerability to wildfire. If newer structures are built closer to the Wildland Urban Interface, it could result in increased vulnerability to the structures and inhabitants.

The current total value of taxable real estate in Montgomery County is \$10,386,064,700. In 2022, Montgomery County authorized 1,343 new residential units at a total value of \$268,164. The population is expected to decrease by 0.006 percent, or 3,417 people by 2030. An additional decrease of 4.7% is expected by 2040. Given these estimates, there are no known changes in risks associated with wildfires.

Climate Change

According to the U.S. EPA and National Climate Assessment, the national average total area burned by wildfires has increased since the 1980s, and the record-breaking fires tend to occur during record-breaking warm years. Combustion from wildfires also releases carbon dioxide into the atmosphere, contributing to climate change and negatively impacting human health. If climate change increases the frequency and intensity of drought in the region, then the risk of wildfire can also increase.

5 | Hazard Mitigation Strategy

5.1 Hazard Mitigation Strategy

Hazard Priorities

Potential hazards, including natural, geological, and human-caused hazards, were rated by members of the Core Planning Committee, which included representatives from each jurisdiction in Montgomery County. Each potential hazard was rated on a scale of zero to five, with zero indicating the hazard should not be studied and five indicating the most significant threat to the representative's jurisdiction. A priority score was developed for each hazard by averaging the representatives' ratings. The hazards were then ranked by their priority score, where the highest priority score was given a hazard rank of one. The resulting hazard rank and associated priority score for each hazard are shown in **Table 5.1.1**.

Table 5.1.1: Hazard Priorities

Hazard	Priority Score	Hazard Rank
Multiple Hazards (Included more than one listed hazard event)	5.00	1
Tornadoes	4.28	2
Flooding	3.32	3
Severe Summer Weather	3.12	4
Severe Winter Weather	3.08	5
Epidemic	2.64	6
Dam/Levee Failure	2.56	7
Extreme Temperatures	2.48	8
Invasive Species	1.96	9
Drought	1.80	10
Earthquakes	1.32	11
Landslides and Land Subsidence	1.28	12
Wildfires	1.00	13

Hazards Not Assessed

Below is a discussion covering hazards that were not included in this Plan update, as compared to the hazards included in the SOHMP and in Montgomery County's previous 2019 HMP.

Coastal Erosion

Coastal erosion is a hazard that is not applicable to Montgomery County due to the County's inland location, so it was not assessed.

Hurricanes/Tropical Storms

Hurricanes/tropical storms are hazards that are not directly applicable to Montgomery County due to the County's inland location, so they were not assessed. However, if remnants of hurricanes or tropical storms were experienced as thunderstorms, thunderstorm winds, or high/severe winds, those events were included in the severe summer storms and/or tornado assessments.

Seiche/Coastal Flooding

Seiche/coastal flooding is a hazard that is not applicable to Montgomery County due to the County's inland location, so it was not assessed.

5.2 Hazard Mitigation Goals

Developing achievable goals forms the foundation for all mitigation actions and activities that will aid Montgomery County in attaining the overall mission of the Core Planning Committee. As such, the Core Planning Committee and participating jurisdictions assessed the goals of the 2019 Hazard Mitigation Plan and updated them for this Plan update. Goals were established and reviewed based upon their relationship to the hazard priorities and potential adverse impact of those hazards upon the community. The goals, as well as the hazards assessed for this Plan, informed the development of actions that the County and participating jurisdictions can take to mitigate the impacts of the hazards. The goals of the Montgomery County Hazard Mitigation Plan are as follows:

- Goal 1: Educate the public on problem areas, encouraging communities to recognize the identified hazards for future planning.
- Goal 2: Encouraging both public and private groups to mitigate prior to disasters and encouraging mitigation after disasters to prevent re-occurrence.
- Goal 3: Identifying practical mitigation solutions for identified hazards.
- Goal 4: Identifying possible prevention and reduction projects.
- Goal 5: Requesting project ideas from the communities as well as plans which address mitigation issues.

Hazard Mitigation Actions & Priorities

Members of the Core Planning Committee completed a Previous Mitigation Action Status survey, which indicated the status of mitigation actions included in the 2019 Hazard Mitigation Plan. This survey asked representatives to indicate whether the mitigation actions from the previous plan were completed, deleted, deferred, unchanged, or ongoing. It also asked the representative if the mitigation action should be included in this Plan update. The final results are included in **Appendix B**. In addition, new mitigation actions were developed and considered for inclusion in this Plan update that address gaps in the previous plan or new issues that have arisen since the 2019 Plan.

All new and old mitigation actions were reviewed and rated by members of the Core Planning Committee and local jurisdictions based on five criteria: cost-effectiveness, technical feasibility, environmentally soundness, immediate need, and total risk reduction. For each action, each of the five criteria were rated on a scale of one to five (low to high). All the surveys were collected and the individual criteria for each mitigation action were averaged and then added together to develop a single raw score for each individual mitigation action. The raw score for each action was used in combination with the rankings of the associated hazard, as determined by the Hazard Priority Survey (**Table 5.1.1**), to develop a score for each mitigation action. The action scores were then ranked to indicate the priority of each specific action. The action with the highest action score was given an action priority of one, indicating that action was the highest priority. Hazard Mitigation Action priorities are organized by hazard in **Table 5.2.1**. The information used to develop the priorities from the jurisdictions surveys and comments can be found in **Appendix G**, along with all completed surveys that were used to prioritize the hazards and develop the goals.

Mitigation projects will only be implemented if the benefits outweigh the associated cost of the proposed project. The Core Planning Committee, in coordination with the Montgomery County EMA, performed a general assessment of each action that would require FEMA funding as part of the

planning process. A detailed cost-benefit analysis of each mitigation action will be required during the project planning phase in order to determine the economic feasibility of each action. Projects will also be evaluated for social and environmental impact-related feasibility, as well as technical feasibility and any other criteria that evaluate project effectiveness. This evaluation of each project will be performed during the pre-application phase of a grant request. Project implementation will be subject to the availability of FEMA grants and other funding sources, as well as local resources.

Projects that are determined to be infeasible during this review process will be re-evaluated by members of the Core Planning Committee for re-scheduling or deletion.

Table 5.2.1: Mitigation Actions Priority Table by Hazard

#	Mitigation action	Community	Hazard Priority	Action Priority	Lead Agency	Funding Source	Start/End	Status
Dam and Levee Failure								
1	Ensure all eligible jurisdictions are participating in the NFIP.	City of Englewood, City of Miamisburg, City of Trotwood	1	9	Mayors of Jurisdictions	Existing Budget, FEMA HHPD	11/2024 - 11/2029	New
2	Ensure all high-hazard potential dams have updated Emergency Action Plans (EAPs) in place.	City of Englewood, City of Miamisburg, City of Trotwood	7	67	Mayor of Jurisdictions	(USACE) Flood Control Program, FEMA HHPD	11/2024 - 11/2029	New
3	Identified the need to construct a water retention basin for the Chardonay housing development to alleviate flooding problems in this neighborhood.	City of Centerville	7	79	Mayor of Centerville	(USACE) Flood Control Program, FEMA HHPD	11/2024 - 11/2029	Previous
4	Obtain or create inundation maps for all dams.	City of Englewood, City of Miamisburg, City of Trotwood	7	77	Mayors of Jurisdictions	Existing Budget, FEMA HHPD	11/2024 - 11/2029	New
5	Perform engineering analysis, engineering design, system monitoring, and construction activities for existing dam and levee structures to reduce potential risk of failure. As of now, three dams have been identified for funding, these are Germantown, Englewood, and Taylorsville dams located in Montgomery County, Ohio.	Miami Conservancy District	7	71	Miami Conservancy District	(USACE) Flood Control Program, FEMA HHPD	11/2024 - 11/2029	Previous
Drought								
6	Commission a study to determine the best course of action to accomplish a drought resilience wellfield project.	City of Dayton	10	72	Mayor of Dayton	Existing Budget	11/2024 - 11/2029	Previous



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#	Mitigation action	Community	Hazard Priority	Action Priority	Lead Agency	Funding Source	Start/End	Status
Flooding								
7	31 storm drainage ditches and water ways have been identified as at-risk structures in need of maintenance due to local flooding	Montgomery County	3	37	Montgomery County Soil & Water Conservation District Technician	(FMA) Grant Program	11/2024 - 11/2029	Previous
8	Allen Plat – The Allen Plat area is outside of the levee that was built to protect West Carrollton following the 1913 flood of the Great Miami River. The area consists of approximately 122 houses and some businesses. This area is subject to flooding from the Great Miami River and needs a levee system to protect it from flooding. The properties in this area are within the one-hundred-year flood plain and owners are currently paying flood insurance. The City of West Carrollton has been in contact with the U.S. Army Corps of Engineers concerning this matter and the Corps is in the proposing to conduct a feasibility study for constructing flood protection for Allen Plat.	City of West Carrollton, Miami Township, City of Moraine, Miami Conservancy District	3	41	West Carrollton Mayor, Miami Township Trustees, Moraine Mayor, Miami Conservancy District	(FMA) Grant Program	11/2024 - 11/2029	Previous
9	Channel clearing near bridge abutments (Big and Little Twin).	City of Germantown	3	38	Germantown Administration and German Township Board of Trustees	Existing Budget	11/2024 - 11/2029	Previous
10	Develop a floodplain management plan to reduce the loss of life and property damage; plan for evacuation and flood fighting; and create public risk awareness of potential flooding in protected areas of dams and levees including possible failure areas.	Miami Conservancy District	3	39	Miami Conservancy District	(FMA) Grant Program	11/2024 - 11/2029	Previous
11	Develop Flood Alert Emergency System (e.g. Flood warning text messages).	Miami Conservancy District	3	81	Miami Conservancy District	Existing budget	11/2024 - 11/2029	New
12	Eliminate and address stream bank erosion through planning and infrastructure development	City of Germantown	3	42	Mayor of Germantown	Existing Budget	11/2024 - 11/2029	Previous



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#	Mitigation action	Community	Hazard Priority	Action Priority	Lead Agency	Funding Source	Start/End	Status
13	Holes Creek – This project is already underway by the U.S. Army Corps of Engineers and should be completed within the next year or two. This project involves the flood protection along Holes Creek. The area south of the creek has already been protected; however, the Corps of Engineers is seeking additional congressional funding to complete protection for the area on the north side of the creek. Senator Mike DeWine indicated that it appears the funding is progressing smoothly through Congress for this project.	Montgomery County	3	43	Mayor of West Carrollton, Mayor of Moraine, Miami Township Trustees	Existing Budget	11/2024 - 11/2029	Previous
14	Identified need for storm water drainage in Brant Pike area. Scope of project to be completed in conjunction with the City of Riverside and the Miami Conservancy District.	City of Dayton, City of Riverside	3	44	Dayton Mayor	Existing Budget	11/2024 - 11/2029	Previous
15	Identified need for the construction of an elevated well in the well head area which is located within the 100-year flood plan	City of Germantown	3	45	Germantown Administration and German Township Board of Trustees	(FMA) Grant Program	11/2024 - 11/2029	Previous
16	Identified the need for a drainage project to alleviate some flooding problems in the area of Rahn Road and Grantland Drive.	Washington Township	3	46	Washington Township Trustees	Existing Budget	11/2024 - 11/2029	Previous
17	Identified the need for storm water drainage in the following areas: Webster Street south of Needmore Rd., Eldorado Plat (Edgewater and Earlwood Area), Shiloh Dr. and Blue Ridge, Keats St. and Keenan St., Walbrook Ave. and Nottingham Rd.	Harrison Township	3	47	Harrison Township Trustees	(FMA) Grant Program	11/2024 - 11/2029	Previous
18	Identified the need to construct a storm drainage sewer system.	City of Clayton	3	48	Clayton Mayor	Existing Budget	11/2024 - 11/2029	Previous
19	Identified the need to purchase a water pump for the lift station at Hemple Road. Installation of a monitoring system for the water tower	Village of Farmersville	3	49	Mayor of Farmersville	(FMA) Grant Program	11/2024 - 11/2029	Previous
20	Identify properties along Wolfcreek that are flood hazards.	City of Brookville	3	83	City of Brookville City Manager	(FMA) Grant Program	11/2024 - 11/2029	New
21	Identify locations prone to flooding such as creeks and drainage areas located in the City of Englewood. Clear debris and obstructions along these areas to reduce flooding and improve water flow.	City of Miamisburg	3	63	Mayor of Miamisburg	Existing Budget	11/2024 - 11/2029	New



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#	Mitigation action	Community	Hazard Priority	Action Priority	Lead Agency	Funding Source	Start/End	Status
22	Improve storm drainage systems in the Hillside neighborhood	City of Trotwood	3	50	Mayor of Trotwood	(FMA) Grant Program	11/2024 - 11/2029	Previous
23	Installation of a storm drainage system to be built in the area bordered by: New Lebanon Municipal Limits on the south, Diamond Mill Road on the east, Little Richmond Rd. on the north, and Johnsville-Brookville Pike on the west.	Perry Township	3	40	Perry Township Trustees	(FMA) Grant Program	11/2024 - 11/2029	Previous
24	Main St. Flood Mitigation Project	City of Moraine	3	51	Moraine Fire Chief	(FMA) Grant Program	11/2024 - 11/2029	Previous
25	Multiple properties have been identified as repetitive flood insurance loss properties. This project would enable Harrison Township to purchase all properties in Eldorado plat and demolish them due to chronic river flooding.	Harrison Township	3	52	Harrison Township Trustees	(FMA) Grant Program	11/2024 - 11/2029	Previous
26	One property has been identified as a repetitive flood insurance loss property in Butler Township near the intersection of Kinmont Road and Frederick Pike.	Butler Township	3	53	Butler Township Trustees	(FMA) Grant Program	11/2024 - 11/2029	Previous
27	One property has been identified as a repetitive flood insurance loss property in Harrison Township near the intersection of Cypress Drive and N. Birch Drive.	Harrison Township	3	54	Harrison Township Trustees	(FMA) Grant Program	11/2024 - 11/2029	Previous
28	One property has been identified as a repetitive flood insurance loss property in Perry Township near the intersection of Thornapple Road and US 35.	Perry Township	3	55	Perry Township Trustees	(FMA) Grant Program	11/2024 - 11/2029	Previous
29	One property has been identified as a repetitive flood insurance loss property in Washington Township near the intersection of Yankee and Mad River Rd.	Washington Township	3	56	Washington Township	(FMA) Grant Program	11/2024 - 11/2029	Previous



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#	Mitigation action	Community	Hazard Priority	Action Priority	Lead Agency	Funding Source	Start/End	Status
30	Owl Creek Watershed – The Owl Creek watershed is a 4.7 sq. mile area that includes a portion of West Carrollton/Miami Township and a portion of the city of Miamisburg. This area runs from the Great Miami River upward toward the Dayton Mall. The City of West Carrollton and Miami Township have recently entered into an agreement with the Miami Conservancy District for a hydrological and hydraulic study of the watershed to determine what measures can be taken to reduce flooding within the watershed. Columbus, DLZ Engineering, has been selected for that work, and the contract has been entered into with the firm to complete this work. The cost of the study is approximately \$40,000. The study is to be completed in December of this year. Once this study is completed, the city will have a better understanding of what level of flood protection can be completed, the associated costs, and in essence what is feasible to do within this watershed to reduce the risk of flooding. The goal is to remove people from the one-hundred-year flood plain who are currently paying the FEMA flood insurance rates, which are very high and detract from property values. There are approximately 410 houses subject to flooding from Owl Creek within our city.	City of West Carrollton, Miami Township, City of Miamisburg, Miami Conservancy District	3	64	Mayor of West Carrollton, Miami Township Trustees, Mayor of Miamisburg; Miami Conservancy District	(FMA) Grant Program	11/2024 - 11/2029	Previous
31	Provide educational programs promoting storm water management best practices for the homeowner to the public.	Harrison Township	3	57	Harrison Township Trustees Township	Existing Budget	11/2024 - 11/2029	Previous
32	Replace gate system and install flood warning sign on Rip Rap Road	City of Huber Heights	3	58	Huber Heights Fire Department	Existing Budget	11/2024 - 11/2029	Previous
33	Several properties have been identified as a repetitive flood insurance loss property in Montgomery County.	Montgomery County	3	59	MCOEM, Jurisdictional Representatives	(FMA) Grant Program	11/2024 - 11/2029	Previous
34	Several properties have been identified as a repetitive flood insurance loss property in the City of Brookville which are the apartment units 306-312 Wolf Creek, Brookville.	City of Brookville	3	78	Mayor of Brookville	(FMA) Grant Program	11/2024 - 11/2029	Previous



2024 Montgomery County Natural Hazard Mitigation Plan

#	Mitigation action	Community	Hazard Priority	Action Priority	Lead Agency	Funding Source	Start/End	Status
35	Several properties have been identified as repetitive flood insurance loss property in the Village of Phillipsburg. The property addresses are 31, 33, 35, 37 East Main Street and 12, 20 and 38 East Poplar St. in Phillipsburg.	Village of Phillipsburg	3	60	Mayor of Phillipsburg	(FMA) Grant Program	11/2024 - 11/2029	Previous
36	There are 110 properties located in either the floodway or floodplain areas designated within the Wiles Creek neighborhood. Of the 110 properties, 45 are located within the floodway of the South Blvd creek, and 8 are located within the floodway of the Middle Branch of the Little Beaver Creek. Several of the homes have experienced years of flood damage approximately once every 10-15 year. Within the past 5 years, the city has purchased multiple homes in the floodway area adjacent to the Middle Branch Creek from willing sellers. The homes have been demolished and the area will remain open space. The 8 remaining homes along the floodway of the Middle Branch of the Little Beaver Creek remain the City's top priority for acquisition and demolition. The eventual goal is to have all structures removed from the floodways of both creeks within the Wiles Creek neighborhood in order to restore both creek channels to their natural state. Property acquisition will depend on the availability of funds and the willingness of property owners to sell their property to the City. The estimated cost of acquisition and demolition of the 8 properties along the Middle Branch floodway is \$800,000. The estimated cost of acquisition and demolition of the 45 properties along the South Blvd floodway is \$4,500,000. Update 2018- Purchase one of two properties left in the Lower Branch of the Little Beaver Creek Flood Way, demolish the property, and dedicate as permanent open space.	City of Kettering	3	61	Mayor of Kettering	(FMA) Grant Program	11/2024 - 11/2029	Previous
37	To improve storm drainage systems in the Rio Grande neighborhood.	City of Trotwood	3	62	Mayor of Trotwood	(FMA) Grant Program	11/2024 - 11/2029	Previous
38	The New Lebanon storm drainage system was identified as in need of repairs.	City of Union	3	27	New Lebanon Municipal Manager	(FMA) Grant Program	11/2024 - 11/2029	Previous



2024 Montgomery County Natural Hazard Mitigation Plan

#	Mitigation action	Community	Hazard Priority	Action Priority	Lead Agency	Funding Source	Start/End	Status
Hazardous Materials								
39	Create hazard backup plan for wastewater facility that can be implemented.	City of Brookville	14	75	Mayor of Brookville	Existing Budget	11/2024 - 11/2029	New
40	Mitigate hazardous spills due to chemicals being transported or runoff into the soil.	Jefferson Township	14	73	Township Administration	(MWCD) Grant Program	11/2024 - 11/2029	New
Multiple Hazards								
41	Acquire generators for critical facilities in Montgomery County.	Montgomery County	1	6	County EMA	(BRIC) Grant Program	11/2024 - 11/2029	Previous
42	Acquire generators for critical facilities in the City of Dayton.	City of Dayton	1	7	Mayor of Dayton	(BRIC) Grant Program	11/2024 - 11/2029	Previous
43	Acquire generators for critical facilities.	City of Brookville	1	82	Mayor of Brookville	(BRIC) Grant Program	11/2024 - 11/2029	New
44	Complete an Environmental impact study due to Solar Farm companies wanting to do business withing Jefferson Township.	Jefferson Township	1	10	Mayor of Township	(EMPG) Special Project Grants	11/2024 - 11/2029	New
45	Contingency plans for checking-in on the shut-in and frail elderly neighbors. Educate the public to encourage the public to create contingency plans.	Montgomery County	1	12	MCOEM, Mitigation Planning Team	Existing Budget	11/2024 - 11/2029	Previous
46	Develop and distribute information about risks associated with the identified natural disasters affecting the County.	Montgomery County	1	13	MCOEM	Existing Budget	11/2024 - 11/2029	Previous
47	Develop and distribute informational brochures on the types of homeowner's hazard insurance, e.g. flood, fire, earthquake, etc. Explaining what is required and what is not but should be.	Montgomery County	1	14	MCOEM	(EMPG) Special Project Grants	11/2024 - 11/2029	Previous
48	Educational campaign promoting the usage of tone-activated weather radios.	Harrison Township	1	15	Harrison Township Trustees	Existing Budget	11/2024 - 11/2029	Previous
49	Emergency generators for all City buildings	City of Trotwood	1	2	Mayor of Trotwood	Existing Budget, Urban Canopy Restoration Grant	11/2024 - 11/2029	New
50	Encourage local jurisdictions to acquire electric generators	Montgomery County	1	17	MCOEM, Jurisdictional Representatives	(EMPG) Special Project Grants	11/2024 - 11/2029	Previous



2024 Montgomery County Natural Hazard Mitigation Plan

#	Mitigation action	Community	Hazard Priority	Action Priority	Lead Agency	Funding Source	Start/End	Status
51	Encourage utility companies to hire tree trimming contractors who are capable of a more citizen friendly trimming service	Montgomery County	1	24	MCOEM, Mitigation Planning Team	(EMPG) Special Project Grants	11/2024 - 11/2029	Previous
52	Ensure that city's critical facilities are equipped with the capability to be connected to one of the city's portable emergency generators via a transfer switch (Public Works facility, Parks Maintenance Facility, and Vandalia Seniors Center facility). This is the last phase of a multi-year project that in recent years has been deferred. This project would be considered as "in the planning stage".	City of Vandalia	1	26	Vandalia City Council	(BRIC) Grant Program	11/2024 - 11/2029	Previous
53	Identified a need for updating the siren alert system for severe weather in the City of Kettering.	City of Kettering	1	8	Mayor of Kettering	Existing Budget	11/2024 - 11/2029	Previous
54	Identified need for the comprehensive Severe Weather Package and Fire Safety House. As a result, the city is in the planning process to obtain funding to acquire a mobile educational trailer.	City of Englewood	1	18	Mayor of Englewood	(BRIC) Grant Program	11/2024 - 11/2029	Previous
55	Identified the need to purchase and install power generators and power hookups for the severe weather shelters located in the public schools.	City of Englewood	1	3	Mayor of Englewood	(EMPG) Special Project Grants	11/2024 - 11/2029	Previous
56	Improvements at Emergency Operations Center to serve as second site for data connections and business continuity.	City of Miamisburg	1	22	Mayor of Miamisburg	Existing Budget	11/2024 - 11/2029	New
57	Increase Preparedness for Personnel Deployment	City of Centerville	1	11	Christine Smart, Centerville Police Department	(BRIC) Grant Program	11/2024 - 11/2029	Previous
58	Electric generator.	Jefferson Township	1	16	Jefferson Township Fire Department	(EMPG) Special Project Grants	11/2024 - 11/2029	Previous
59	Install Generators at two Township office buildings	Harrison Township	1	4	Harrison Township Trustees Township	Existing Budget	11/2024 - 11/2029	Previous
60	Installation of electronic storm window shutters for the Emergency Operations Center.	City of Centerville	1	28	Mayor of Centerville	(EMPG) Special Project Grants	11/2024 - 11/2029	Previous
61	Installation of electronic storm window shutters for EOC.	City of Brookville	1	31	Mayor of Brookville	Existing Budget	11/2024 - 11/2029	New



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#	Mitigation action	Community	Hazard Priority	Action Priority	Lead Agency	Funding Source	Start/End	Status
62	Launch educational campaigns through public/government cable channels and newsletters, websites, street festivals, libraries, school functions, etc.	Montgomery County	1	23	MCOEM	Existing Budget	11/2024 - 11/2029	Previous
63	Make the County Natural Hazard Mitigation Plan available to the public by publishing the plan on public website(s).	Montgomery County	1	19	MCOEM, Local Jurisdictions Mayors/Managers/Trustees, and Mitigation Planning Team	Staff Time	11/2024 - 11/2029	Previous
64	Public information campaign conducted by Montgomery County, in coordination with the jurisdictions, to inform and educate the citizens of Montgomery County of the 13 identified hazards and the risks affecting the jurisdictions in Montgomery County.	City of Brookville, City of Centerville, City of Clayton, City of Dayton, City of Englewood, City of Germantown, City of Huber Heights, City of Kettering, City of Miamisburg, City of Moraine, City of Oakwood, City of Riverside, City of Trotwood, City of Union, City of Vandalia, City of West Carrollton, Village of Farmersville, Village of New Lebanon, Village of Phillipsburg, Butler TWP, Clay TWP, German TWP, Jackson TWP, Miami TWP, Perry TWP	1	1	MCOEM, Jurisdictional Mayors, Managers and Trustees, Oakwood Fire Department	Existing Budget	11/2024 - 11/2029	New
65	Safe room reinforcement for the Emergency Operations Center.	City of Centerville	1	30	Mayor of Centerville	(BRIC) Grant Program	11/2024 - 11/2029	Previous



2024 Montgomery County Natural Hazard Mitigation Plan

#	Mitigation action	Community	Hazard Priority	Action Priority	Lead Agency	Funding Source	Start/End	Status
66	School window blast guards.	City of Centerville	1	29	Mayor of Centerville	(BRIC) Grant Program	11/2024 - 11/2029	Previous
67	Select locations, conduct site surveys, and implement city cameras to provide additional monitoring of weather conditions along the western boundary of the city. This will allow for earlier warning to the community of approaching storms and their locations.	City of Englewood	1	5	Mayor of Englewood	Existing Budget	11/2024 - 11/2029	New
68	Technological improvements at Emergency Operations Centers to improve connectivity with first responders.	City of Englewood	1	21	Mayor of Englewood	Existing Budget	11/2024 - 11/2029	New
69	Work with all jurisdictions on filling in gaps and strengthening capabilities in enacting mitigation strategies.	City of Englewood, City of Miamisburg, City of Trotwood	1	20	Mayors of Jurisdictions	Existing Budget	11/2024 - 11/2029	Previous
70	Identified the need to purchase and install power stations for the City's severe weather shelters. The city also identified the need to acquire power hookups for the following potential severe weather shelters: Union School and Two City owned buildings at 216 Shaw Rd.	City of Union	1	70	Mayor of Union	Existing Budget	11/2024 - 11/2029	Previous
71	Montgomery County EMA, and the Core Planning Committee, consisting of leadership from participating jurisdictions, will work with the top-elected officials and authorities within their jurisdictions to integrate the hazard mitigation plan into the relevant existing and future planning mechanisms and capabilities as listed in Table 3.3.1 of the plan.	Montgomery County	1	25	County EMA	Existing Budget	11/2024 - 11/2029	Previous
Severe Summer Weather								
72	Distribute NOAA Weather Radio featuring SAME technology to Very Low Income and Extremely Low-Income Households.	Montgomery County	4	65	MCOEM	(EMPG) Special Project Grants	11/2024 - 11/2029	Previous
73	Identified a need for replacing the severe weather alerting and siren system	City of Kettering	4	80	Mayor of Kettering	Existing Budget	11/2024 - 11/2029	New



2024 Montgomery County Natural Hazard Mitigation Plan

#	Mitigation action	Community	Hazard Priority	Action Priority	Lead Agency	Funding Source	Start/End	Status
74	Identified a need to educate the public about the dangers when driving a vehicle in the snow or fog and intend to develop and launch an educational campaign for the public.	Butler Township	5	68	Butler Township Trustees	Existing Budget	11/2024 - 11/2029	Previous
75	Identified the need to purchase and install tire chains for all emergency response vehicles.	Butler Township	5	69	Butler Township Trustees	(EMPG) Special Project Grants	11/2024 - 11/2029	Previous
<i>Severe Winter Weather</i>								
76	Public Information Campaign about winter storm preparedness.	City of Trotwood	5	76	Mayor of Trotwood	Staff Time	11/2024 - 11/2029	Previous
77	Snow Emergency Route Information and Public Education Campaign	Jefferson Township	5	66	Jefferson Township Trustees	Staff Time	11/2024 - 11/2029	Previous
<i>Tornadoes</i>								
78	Identified the need for tornado shelters within their community and in partnership with Jackson Township are planning a tornado shelter on E. Walnut Street.	Village of Farmersville, Jackson Township	2	32	Farmersville Mayor / Jackson Township Trustees	HMGP Grant	11/2024 - 11/2029	Previous
79	Identified the need for tornado shelters within their community.	Clay Township	2	33	Clay Township Trustees	Staff Time	11/2024 - 11/2029	Previous
80	Seek funding to construct tornado safe rooms in public areas and neighborhoods without basements	Montgomery County	2	74	MCOEM	Staff Time	11/2024 - 11/2029	Previous
81	Seek funding to construct tornado safe rooms in public areas and neighborhoods without basements for City of Germantown.	City of Germantown	2	34	Germantown Administration and German Township Board of Trustees	HMGP Grant	11/2024 - 11/2029	Previous
82	Seek funding to construct tornado safe rooms in public areas and neighborhoods without basements in Montgomery County	Montgomery County	2	35	MCOEM, Jurisdictional Representatives	Staff Time	11/2024 - 11/2029	Previous
83	Vandalia has identified the need for an additional tornado siren. This project is currently in the planning process.	Cit of Vandalia	2	36	Vandalia City Council	Staff Time	11/2024 - 11/2029	Previous

6 | Schedule & Maintenance

6.1 Participation Overview

The Montgomery County Hazard Mitigation Plan will be adopted by all jurisdictions in Montgomery County, except the City of Carlisle, City of Springboro, and the Village of Verona. These jurisdictions are covered under other County's' Hazard Mitigation Plans. After the jurisdictions have adopted the plan, their signed resolutions or ordinances will be added to the plan in **Appendix G**.

In addition, Montgomery County EMA, and the Core Planning Committee, consisting of leadership from participating jurisdictions, will work with the top-elected officials and authorities within their jurisdictions to integrate the hazard mitigation plan into the relevant existing and future planning mechanisms and capabilities as listed in **Table 3.1.1** of the plan.

6.2 Plan Maintenance and Continued Public Involvement

The public will continue to provide feedback on the Plan, as the Plan will be available through the Montgomery County Emergency Management Agency and Ohio Emergency Management Agency websites. Montgomery County will provide access to the Plan to all county, municipal, and township offices, and will make the Plan available in hardcopy and electronic format to the public as appropriate. The Montgomery County EMA Director will post notices of any meetings for updating and evaluating the Plan, using the usual methods for posting meeting announcements in the county to invite the public to participate. All meetings will be open to the public.

An annual review process will be hosted by the Montgomery County EMA at least once a year. The annual review will include providing updates on mitigation actions, determining which mitigation actions to implement, updates on changes in hazard risks, suggestions for new mitigation actions, suggestions on how to improve the effectiveness of the Plan and the planning process, and any other information the county, municipal, or township representatives decide to share.

6.3 Previous Integration Efforts

Local governments play a major role in enforcing and implementing mitigation strategies because their daily operations guide the development of the communities in Montgomery County. Every Village in Montgomery County has a planning commission or a zoning board that deals with development and growth issues in their jurisdiction, referencing regulations, development plans, and mitigation strategies as they make decisions. These jurisdictions are small and have limited full-time staff, so the County as an organization provides strong leadership and oversight of economic development, community development, and land use planning. Many local officials wear numerous hats as they guide, direct, and facilitate local growth and development through regulation. Mitigation efforts are considered simultaneously with building code enforcement, zoning regulations, and land use rules at the county level. There is significant overlap between county officials when it comes to growth and development, including plan approval, issuance of permits, and occupancy approval responsibilities.

Montgomery County also has a Floodplain Manager who works with the Montgomery County Engineer to help plan, approve, modify, and regulate new facilities, subdivisions, and neighborhoods not only in the context of building codes, but also with consideration for flood risk. They also collaborate to be sure that new structures are not placed within flood risk zones without taking compensatory measures, like elevation, as early as the site development stage of construction. The Montgomery County Engineer works with the Montgomery County Auditor to manage the floodplain mapping and parcel identification and documentation by developing and maintaining GIS mapping. The Montgomery County Engineer also ensures that mitigation actions, like elevation, are properly included in the submitted building and occupancy permits during the approval process. The Montgomery County Engineer is also responsible for county ditch maintenance, which ties the County Engineer's office to the Montgomery County Surface Water Management District, as well as the Farm Service Agency

director, as agricultural drainage concerns are shared and resolved. These officials work with the Floodplain Manager to check and evaluate the floodplain maps as introduced by FEMA to ensure accuracy through the map adoption process.

6.4 Future Integration Efforts

Because local government plays a key role in the execution and implementation of mitigation strategies, each community will be responsible for understanding which items they are accountable for implementing. Annually, jurisdictions and responsible agencies should provide a status update for each mitigation action that is under their purview. This meeting will be where the jurisdictions and responsible parties assess the implementation and effectiveness of the hazard mitigation plan. This meeting should coincide with the budget process so that future funding sources can be determined and set aside for actions slated for that particular year. This meeting will also be available to the public. Additionally, each jurisdiction and the County will review the Hazard Mitigation Plan during other planning processes, such as development of comprehensive plans or capital improvement plans and incorporate appropriate goals and mitigation actions into such documents.

Additionally, the County and its participating jurisdictions will make a concerted effort to integrate the Hazard Mitigation Plan and its mitigation actions into existing plans and regulations, such as comprehensive plans, capital improvement plans, zoning codes and subdivision regulations, parks and open space plans, active shooter plans, and emergency operations plans.

Specifically, Montgomery County should have an Emergency Operations Plan. The EOP should facilitate integration of mitigation into response and recovery activities where appropriate, so key staff responsible for administering and updating the EOP should coordinate with the Core Planning Committee to identify integration areas and perform them. For the jurisdictions with floodplain regulations (Montgomery County and all jurisdictions), this Plan includes an action to “develop a floodplain management plan and update it regularly” so as floodplain regulations are reviewed and updated, the local floodplain coordinator(s) should continue to participate in the National Flood Insurance Program and should keep their maps updated. The Core Planning Committee should also engage the local floodplain coordinators and include them in their annual meetings for coordination, support, and to ensure this action is being met. For the zoning and land use regulations, this plan can be integrated in several ways. When zoning and/or land use regulations are reviewed and updated, related to flooding and dam failure, potential impact areas should be designated for limited to no development; and for landslides and land subsidence, land bordering waterways should either be left free of development or be reinforced to resist erosion. The Core Planning Committee should also engage the staff involved in administering and updating zoning codes and land use regulations and include them in their annual meetings for coordination, support, and assistance in integrating these recommendations from the plan.

The County and all jurisdictions have the staff and authority to implement the mitigation actions found in this plan. The County and all jurisdictions have the capabilities to grow their capacities in completing/implementing the mitigations actions in **Table 5.2.1**.

6.5 Updating the Plan

The Hazard Mitigation Plan must be updated within five years and re-adopted by the County and all participating jurisdictions to maintain compliance with federal regulations and ensure eligibility for certain federal mitigation grant funds. Montgomery County will defer meeting HHPD requirements for their 2024 Hazard Mitigation Plan and will amend them when/where necessary. Montgomery County will identify any necessary modifications to the Plan, including changes to mitigation goals and actions that should be incorporated into the next update. The Montgomery County EMA Director and the County Commissioners will initiate the process of updating the Plan two years before the expiration of



this Plan, plus one year for the grant application process in accordance with federal guidelines to meet state and federal deadlines.

CITY OF VANDALIA
MONTGOMERY COUNTY, OHIO
RESOLUTION 25-R-09

**A RESOLUTION TO CONTINUE PARTICIPATION IN A MULTI-JURISDICTIONAL PLAN IN
CONJUNCTION WITH THE MONTGOMERY COUNTY OFFICE OF EMERGENCY MANAGEMENT**

WHEREAS, there currently exists between the City of Vandalia, Ohio and the Board of Commissioners of Montgomery County, Ohio, an agreement that the County, through its Office of Emergency Management, shall provide emergency management for the City in conjunction with a countywide coordinated program; and

WHEREAS, through this countywide coordinated program, the Montgomery County Office of Emergency Management has developed the 2024 Montgomery County Natural Hazard Mitigation Plan that includes all hazards to which Montgomery County and its municipalities are susceptible as per Section 322 of the Robert T. Stafford Disaster Relief and Emergency Assistance Act; and

WHEREAS, goals, objectives, and strategies to mitigate against the hazards that have been identified in the County, including the City of Vandalia, have been developed; and

WHEREAS, mitigation measures for the city and surrounding areas have been analyzed and prioritized; and

WHEREAS, Montgomery County stakeholders have reviewed the 2024 Montgomery County Natural Hazard Mitigation Plan.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF VANDALIA, MONTGOMERY COUNTY, OHIO, THAT:

Section 1. The City of Vandalia commits to implement the actions to the extent feasible and in a manner consistent with the City of Vandalia's needs, resources, and responsibilities to lessen the vulnerability of the community to the impacts of disasters, as established in the 2024 Montgomery County Natural Hazard Mitigation Plan.

Section 2. It is hereby found and determined that all formal actions of this Council concerning and relating to the passage of this legislation were adopted in an open meeting of this Council and that all deliberations of this Council and of any of its Committees that resulted in such formal action were in meetings open to the public and in compliance with all legal requirements including Section 121.22 of the Ohio Revised Code.

Section 3. This resolution shall take effect and be in full force immediately upon passage.

Passed this 21st day of January.

APPROVED:

Michael Blakesly, Vice Mayor

ATTEST:

Kurt E. Althouse, Interim Clerk of Council

CITY OF VANDALIA
MONTGOMERY COUNTY, OHIO

ORDINANCE NO. 25-01

**AN ORDINANCE APPROVING INDIVIDUAL ASSESSMENTS AMOUNTS AND DIRECTING THE
FINANCE DIRECTOR OR HER DESIGNEE TO CERTIFY THE AMOUNTS TO THE COUNTY AUDITOR
FOR COLLECTION AND DECLARING AN EMERGENCY**

WHEREAS, pursuant to Section 6, Article XVIII of the Ohio Constitution the General Assembly has enacted general laws stating purposes for which municipalities may assess specially benefited property; and

WHEREAS, these laws include Ohio Revised Code sections 727.01, 727.011, 727.012, 727.013, 729.06, 729.11, 1710.01(h) and others, which authorize the City to levy and collect special assessments upon the abutting, adjacent, and contiguous, or other specially benefited, lots or lands in the municipal corporation, for among other things, any part of the cost connected with the improvement of any street, public road, place, boulevard, parkway, or park entrance or an easement of the municipal corporation; sidewalk construction; sewers; sewage disposal works and treatment plants, sewage pumping stations, water treatment plants, water pumping stations, reservoirs, and water storage tanks or standpipes, together with the facilities and appurtenances necessary and proper therefor; drains, storm-water retention basins, watercourses, water mains, or laying of water pipe; lighting; any part of the cost and expense of planting, maintaining, and removing shade trees thereupon; any part of the cost and expense of constructing, maintaining, repairing, cleaning, and enclosing ditches; and

WHEREAS, for certain approved assessments, the county auditor is to act at the direction, or on behalf, of a municipality with respect to collection of the assessments under R.C. 727.30; R.C. 727.33; and

WHEREAS, the General Assembly has also enacted laws that require a county auditor to act at the direction, or on behalf, of a municipality with respect to collection of certain costs assessed to properties including but not limited to R.C 743.04, 715.261 and 731.51-54; and

WHEREAS, as a result of the foregoing, the City of Vandalia has passed, and will in the future pass, laws to assess real property for all or part of the cost of a public improvement and/or certain permitted costs of abatement or collection, including but not limited to Ord. 98-10. Passed 10-19-98 (codified as 642.14 Graffiti removal) Codified Ordinances 676.02 Noxious Weeds; Ord. 03-20. Passed 1-5-04 (codified as 1045.30 Storm Drainage); Ord. 17-31. Passed 12-18-17 (codified as 1049.05 Utility Charges); Ord. 00-03 Passed 5-15-00; Ord. 02-16. Passed 7-15-02; Ord. 16-31. Passed 10-17-16 (all codified in Chapter 1482; including but not limited to sections 1482.06 Unsafe structures, 1482.07 Emergency measures, 1482.08 Demolition; 1482.10(d) Noxious Weeds; 1482(j) Junk Vehicles and Rubbish; and section 1482.13; and such other ordinances or resolutions that may be passed from time to time pursuant to these codified laws; and

WHEREAS, in order to better track and account for authorized legal assessments and the amounts due to the City, Montgomery County has requested that assessments be individually set forth; and

WHEREAS, City Council has determined it is in the best interest of the citizens to pass this Ordinance setting forward the applicable properties and assessment amounts to be certified to the County for collection; and

WHEREAS, the assessments set forth in the attached Exhibits have been authorized by legislative action of the City Council of the City of Vandalia and after providing legally required notice, are required by law to be assessed and collected by the County on behalf of the City;

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF VANDALIA, MONTGOMERY COUNTY, OHIO THAT:

Section 1. The properties set forth on the attached Exhibit A, if any, which is incorporated herein by this reference, are to be assessed in the amount also set forth on the applicable section of Exhibit A for **Storm Water Assessments (Project # 31103)** unless payment is made within the time frame set forth in the Assessment Payment Due Date set forth in Exhibit A.

Section 2. The properties set forth on the attached Exhibit B, if any, which is incorporated herein by this reference, are to be assessed in the amount also set forth on the applicable section of Exhibit B for **Trash Collection Assessments (Project # 31850)** unless payment is made within the time frame set forth in the Assessment Payment Due Date set forth in Exhibit B.

Section 3. The properties set forth on the attached Exhibit C, if any, which is incorporated herein by this reference, are to be assessed in the amount also set forth on the applicable section of Exhibit C for **Delinquent Sewer and Water Assessments (Project # 31100)** unless payment is made within the time frame set forth in the Assessment Payment Due Date set forth in Exhibit C.

Section 4. The properties set forth on the attached Exhibit D, if any, which is incorporated herein by this reference, are to be assessed in the amount also set forth on the applicable section of Exhibit D for **Weed Cutting Assessments (Project # 31500)** unless payment is made within the time frame set forth in the Assessment Payment Due Date set forth in Exhibit D.

Section 5. In the event a payment for the amount or any portion of the amount set forth in Exhibit attached hereto is received by the City prior to the Assessment Payment Due Date set forth in such Exhibit, which shall be included in the notice sent to such property owner, the Finance Director, or her designee is authorized to finalize such assessment through removal for full payment or revision (lowering) for partial payment from such Exhibit prior to certification to the County Auditor.

Section 6. The Finance Director or her designee is instructed to certify this Ordinance, including the final assessed properties in each Exhibit by designating the Parcel Id #, Project Number, tax year and year to date total charge, as required by the County to the County Auditor for collection substantially as set forth in Schedule 1 attached hereto and incorporated herein...

Section 7. It is hereby found and determined that all formal actions of this Council concerning and relating to the passage of this Ordinance were adopted in an open meeting of this

Council and that all deliberations of this Council and of any of its Committees that resulted in such formal action were in meetings open to the public and in compliance with all legal requirements including Section 121.22 of the Ohio Revised Code.

Section 8. This Ordinance is declared to be an emergency measure necessary for the immediate preservation of the public peace, property, health, welfare and safety of the City, and for the further reasons that finalizing and certifying assessment at the earliest time is necessary to timely establish a lien and protect the City's interest in payment of amounts owed to the City; wherefore, this Ordinance shall be in full force and effect immediately upon its passage.

Passed this 21st day of January 2025.

APPROVED:

Michael Blakesly, Vice Mayor

ATTEST:

Kurt E. Althouse, Interim Clerk of Council

EXHIBIT A				ORDINANCE NO.			
PARCEL ID	PROJECT NO.	PROJECT DESCRIPTION	ADDRESS	YEAR	CURRENT CHARGES	YEAR TO DATE	CURRENT CHARGES DUE
B02 00104 0075	31103	STM WAT	55 ELVA CT	2025	111.91	111.91	January 8, 2025
B02 00107 0014	31103	STM WAT	281 NORTH AMERICAN BLVD	2025	20.16	20.16	January 8, 2025
B02 00114 0009	31103	STM WAT	320 N DIXIE DR	2025	28.98	28.98	January 8, 2025
B02 00123 0021	31103	STM WAT	841 SPARTAN AVE	2025	11.88	11.88	January 8, 2025
B02 00124 0049	31103	STM WAT	226 N BROWN SCHOOL RD	2025	11.88	11.88	January 8, 2025
B02 00201 0052	31103	STM WAT	622 POOL AVE	2025	76.99	76.99	January 8, 2025
B02 00204 0003	31103	STM WAT	103 HELKE RD	2025	4.56	4.56	January 8, 2025
B02 00205 0020	31103	STM WAT	533 KOCH AVE	2025	11.88	11.88	January 8, 2025
B02 00205 0039	31103	STM WAT	214 HELKE RD	2025	9.60	9.60	January 8, 2025
B02 00208 0008	31103	STM WAT	502 KIRKWOOD DR	2025	11.88	11.88	January 8, 2025
B02 00208 0016	31103	STM WAT	409 KIRKWOOD DR	2025	11.88	11.88	January 8, 2025
B02 00208 0017	31103	STM WAT	415 KIRKWOOD DR	2025	11.88	11.88	January 8, 2025
B02 00214 0052	31103	STM WAT	525 HIALEAH CT	2025	10.02	10.02	January 8, 2025
B02 00309 0031	31103	STM WAT	704 PAULA ST	2025	4.80	4.80	January 8, 2025
B02 00315 0007	31103	STM WAT	36 N BROWN SCHOOL RD	2025	2.76	2.76	January 8, 2025
B02 00319 0009	31103	STM WAT	3541 STOP EIGHT RD	2025	64.51	64.51	January 8, 2025
B02 00405 0014	31103	STM WAT	327 REICHARD DR	2025	11.88	11.88	January 8, 2025
B02 00501 0001	31103	STM WAT	50 HALIFAX DR	2025	2.22	2.22	January 8, 2025
B02 00501 0001	31103	STM WAT	48 HALIFAX DR	2025	2.22	2.22	January 8, 2025
B02 00503 0001	31103	STM WAT	1155 E NATIONAL RD	2025	11.88	11.88	January 8, 2025
B02 00506 0001	31103	STM WAT	848 POOL AVE	2025	17.10	17.10	January 8, 2025
B02 00705 0009	31103	STM WAT	1006 STONEYSPRINGS RD	2025	12.60	12.60	January 8, 2025
B02 00712 0017	31103	STM WAT	9364 PETERS PIKE	2025	11.88	11.88	January 8, 2025
B02 01021 0002	31103	STM WAT	400 E NATIONAL RD	2025	8.29	8.29	January 8, 2025
B02 01102 0008	31103	STM WAT	8612 S BROWN SCHOOL RD	2025	11.88	11.88	January 8, 2025
B02 01203 0004	31103	STM WAT	7609 N DIXIE DR	2025	11.88	11.88	January 8, 2025
B02 01203 0064	31103	STM WAT	6213 MILLER LN	2025	160.98	160.98	January 8, 2025
B02 01203 0082	31103	STM WAT	6201 MILLER LN	2025	11.88	11.88	January 8, 2025
B02 01204 0027	31103	STM WAT	6837 HOMESTRETCH RD	2025	11.88	11.88	January 8, 2025
B02 01204 0036	31103	STM WAT	6812 HOMESTRETCH RD	2025	11.88	11.88	January 8, 2025
B02 01205 0024	31103	STM WAT	6400 SAND LAKE RD	2025	507.56	507.56	January 8, 2025
B02 01205 0029	31103	STM WAT	6325 SHADY KNOLL DR	2025	11.88	11.88	January 8, 2025
B02 01206 0008	31103	STM WAT	6070 VOLKMAN DR	2025	24.30	24.30	January 8, 2025
B02 01216 0002	31103	STM WAT	6208 MILLER LN	2025	11.88	11.88	January 8, 2025
B02 01216 0003	31103	STM WAT	6212 MILLER LN	2025	11.88	11.88	January 8, 2025
B02 01217 0009	31103	STM WAT	3200 BENCHWOOD RD	2025	11.88	11.88	January 8, 2025
B02 01405 0025	31103	STM WAT	882 MARIDON CT	2025	6.12	6.12	January 8, 2025
B02 01413 0012	31103	STM WAT	785 DEERHURST DR	2025	11.88	11.88	January 8, 2025
B02 01422 0004	31103	STM WAT	2326 CHEVIOT HILLS LN	2025	11.88	11.88	January 8, 2025
					1313.28	1313.28	

SCHEDULE 1

EXHIBIT A		ORDINANCE	
Parcel ID	Project No	Year	YEAR TO DATE
B02 00104 0075	31103	2025	111.91
B02 00107 0014	31103	2025	20.16
B02 00114 0009	31103	2025	28.98
B02 00123 0021	31103	2025	11.88
B02 00124 0049	31103	2025	11.88
B02 00201 0052	31103	2025	76.99
B02 00204 0003	31103	2025	4.56
B02 00205 0020	31103	2025	11.88
B02 00205 0039	31103	2025	9.60
B02 00208 0008	31103	2025	11.88
B02 00208 0016	31103	2025	11.88
B02 00208 0017	31103	2025	11.88
B02 00214 0052	31103	2025	10.02
B02 00309 0031	31103	2025	4.80
B02 00315 0007	31103	2025	2.76
B02 00319 0009	31103	2025	64.51
B02 00405 0014	31103	2025	11.88
B02 00501 0001	31103	2025	2.22
B02 00501 0001	31103	2025	2.22
B02 00503 0001	31103	2025	11.88
B02 00506 0001	31103	2025	17.10
B02 00705 0009	31103	2025	12.60
B02 00712 0017	31103	2025	11.88
B02 01021 0002	31103	2025	8.29
B02 01102 0008	31103	2025	11.88
B02 01203 0004	31103	2025	11.88
B02 01203 0064	31103	2025	160.98
B02 01203 0082	31103	2025	11.88
B02 01204 0027	31103	2025	11.88
B02 01204 0036	31103	2025	11.88
B02 01205 0024	31103	2025	507.56
B02 01205 0029	31103	2025	11.88
B02 01206 0008	31103	2025	24.30
B02 01216 0002	31103	2025	11.88
B02 01216 0003	31103	2025	11.88
B02 01217 0009	31103	2025	11.88
B02 01405 0025	31103	2025	6.12
B02 01413 0012	31103	2025	11.88
B02 01422 0004	31103	2025	11.88
		TOTAL	\$ 1,313.28

EXHIBIT B				ORDINANCE NO.			
PARCEL ID	PROJECT NO.	PROJECT DESCRIPTION	ADDRESS	YEAR	CURRENT CHARGE	YEAR TO DATE	CURRENT CHARGES DUE
B02 00204 0003	31850	TR COL	103 HELKE RD	2025	21.53	21.53	January 8, 2025
B02 00205 0020	31850	TR COL	533 KOCH AVE	2025	56.10	56.10	January 8, 2025
B02 00205 0039	31850	TR COL	214 HELKE RD	2025	44.12	44.12	January 8, 2025
B02 00309 0031	31850	TR COL	704 PAULA ST	2025	22.67	22.67	January 8, 2025
B02 00501 0001	31850	TR COL	50 HALIFAX DR	2025	20.97	20.97	January 8, 2025
B02 00501 0001	31850	TR COL	48 HALIFAX DR	2025	20.97	20.97	January 8, 2025
B02 00503 0001	31850	TR COL	1155 E NATIONAL RD	2025	56.10	56.10	January 8, 2025
B02 00705 0009	31850	TR COL	1006 STONEYSPRINGS RD	2025	237.92	237.92	January 8, 2025
B02 00712 0017	31850	TR COL	9364 PETERS PIKE	2025	56.10	56.10	January 8, 2025
B02 01102 0008	31850	TR COL	8612 S BROWN SCHOOL RD	2025	56.10	56.10	January 8, 2025
B02 01203 0004	31850	TR COL	7609 N DIXIE DR	2025	56.10	56.10	January 8, 2025
B02 01203 0082	31850	TR COL	6201 MILLER LN	2025	56.10	56.10	January 8, 2025
B02 01204 0027	31850	TR COL	6837 HOMESTRETCH RD	2025	56.10	56.10	January 8, 2025
B02 01204 0036	31850	TR COL	6812 HOMESTRETCH RD	2025	56.10	56.10	January 8, 2025
B02 01205 0029	31850	TR COL	6325 SHADY KNOLL DR	2025	56.10	56.10	January 8, 2025
B02 01206 0008	31850	TR COL	6070 VOLKMAN DR	2025	114.75	114.75	January 8, 2025
B02 01216 0002	31850	TR COL	6208 MILLER LN	2025	56.10	56.10	January 8, 2025
B02 01216 0003	31850	TR COL	6212 MILLER LN	2025	56.10	56.10	January 8, 2025
B02 01217 0009	31850	TR COL	3200 BENCHWOOD RD	2025	56.10	56.10	January 8, 2025
B02 01405 0025	31850	TR COL	882 MARIDON CT	2025	28.90	28.90	January 8, 2025
B02 01413 0012	31850	TR COL	785 DEERHURST DR	2025	56.10	56.10	January 8, 2025
B02 01422 0004	31850	TR COL	2326 CHEVIOT HILLS LN	2025	56.10	56.10	January 8, 2025
					1,297.23	1,297.23	

SCHEDULE 1

EXHIBIT B		ORDINANCE	
Parcel ID	Project No	Year	YEAR TO DATE
B02 00204 0003	31850	2025	21.53
B02 00205 0020	31850	2025	56.10
B02 00205 0039	31850	2025	44.12
B02 00309 0031	31850	2025	22.67
B02 00501 0001	31850	2025	20.97
B02 00501 0001	31850	2025	20.97
B02 00503 0001	31850	2025	56.10
B02 00705 0009	31850	2025	237.92
B02 00712 0017	31850	2025	56.10
B02 01102 0008	31850	2025	56.10
B02 01203 0004	31850	2025	56.10
B02 01203 0082	31850	2025	56.10
B02 01204 0027	31850	2025	56.10
B02 01204 0036	31850	2025	56.10
B02 01205 0029	31850	2025	56.10
B02 01206 0008	31850	2025	114.75
B02 01216 0002	31850	2025	56.10
B02 01216 0003	31850	2025	56.10
B02 01217 0009	31850	2025	56.10
B02 01405 0025	31850	2025	28.90
B02 01413 0012	31850	2025	56.10
B02 01422 0004	31850	2025	56.10
		TOTAL	\$ 1,297.23

EXHIBIT C				ORDINANCE NO.			
PARCEL ID	PROJECT NO.	PROJECT DESCRIPTION	ADDRESS	YEAR	CURRENT CHARGE	YEAR TO DATE	CURRENT CHARGES DUE
B02 00104 0075	31100	DS & W	55 ELVA CT	2025	1,043.27	1,043.27	January 8, 2025
B02 00201 0052	31100	DS & W	622 POOL AVE	2025	1,851.29	1,851.29	January 8, 2025
B02 00204 0003	31100	DS & W	103 HELKE RD	2025	55.70	55.70	January 8, 2025
B02 00205 0020	31100	DS & W	533 KOCH AVE	2025	205.02	205.02	January 8, 2025
B02 00205 0039	31100	DS & W	214 HELKE RD	2025	220.76	220.76	January 8, 2025
B02 00309 0031	31100	DS & W	704 PAULA ST	2025	58.63	58.63	January 8, 2025
B02 00315 0007	31100	DS & W	36 N BROWN SCHOOL RD	2025	50.98	50.98	January 8, 2025
B02 00501 0001	31100	DS & W	50 HALIFAX DR	2025	54.24	54.24	January 8, 2025
B02 00501 0001	31100	DS & W	48 HALIFAX DR	2025	54.24	54.24	January 8, 2025
B02 00503 0001	31100	DS & W	1155 E NATIONAL RD	2025	145.09	145.09	January 8, 2025
B02 00705 0009	31100	DS & W	1006 STONEYSPRINGS RD	2025	5,779.61	5,779.61	January 8, 2025
B02 01021 0002	31100	DS & W	400 E NATIONAL RD	2025	939.72	939.72	January 8, 2025
B02 01405 0025	31100	DS & W	882 MARIDON CT	2025	100.64	100.64	January 8, 2025
					10,559.19	10,559.19	

SCHEDULE 1

EXHIBIT C		ORDINANCE	
Parcel ID	Project No	YEAR	YEAR TO DATE
B02 00104 0075	31100	2025	1,043.27
B02 00201 0052	31100	2025	1,851.29
B02 00204 0003	31100	2025	55.70
B02 00205 0020	31100	2025	205.02
B02 00205 0039	31100	2025	220.76
B02 00309 0031	31100	2025	58.63
B02 00315 0007	31100	2025	50.98
B02 00501 0001	31100	2025	54.24
B02 00501 0001	31100	2025	54.24
B02 00503 0001	31100	2025	145.09
B02 00705 0009	31100	2025	5,779.61
B02 01021 0002	31100	2025	939.72
B02 01405 0025	31100	2025	100.64
		TOTAL	\$ 10,559.19

EXHIBIT D		ORDINANCE NO.		
PARCEL ID	PROJECT NO.	PROJECT DESCRIPTION	YEAR	CURRENT CHARGES
B02 01419 0012	31500		2024	\$200.00
B02 01204 0039	31500		2024	\$200.00
B02 01203 0167	31500		2024	\$600.00
B02 01203 0067	31500		2024	\$400.00
B02 00114 0009	31500		2024	\$200.00
B02 01413 0017	31500		2024	\$300.00
B02 01203 0032	31500		2024	\$545.00
B02 00111 0028	31500		2024	\$1,045.00
B02 00117 0030	31500		2024	\$200.00
B02 01419 0013	31500		2024	\$600.00
B02 00508 0014	31500		2024	\$800.00
B02 00508 0016	31500		2024	\$200.00
B02 00508 0059	31500		2024	\$200.00
B02 00508 0060	31500		2024	\$800.00
B02 01203 0012	31500		2024	\$600.00
B02 01201 0079	31500		2024	\$600.00
B02 00102 0003	31500		2024	\$2,200.00
B02 00117 0018	31500		2024	\$1,600.00
B02 00503 0001	31500		2024	\$1,570.00
B02 00123 0021	31500		2024	\$2,800.00
B02 00205 0022	31500		2024	\$2,035.00
B02 01119 0003	31500		2024	\$200.00
B02 01201 0081	31500		2024	\$400.00
B02 00210 0001	31500		2024	\$925.00
B02 01420 0040	31500		2024	\$200.00
B02 01422 0004	31500		2024	\$200.00
B02 01419 0019	31500		2024	\$200.00
B02 00311 0008	31500		2024	\$700.00
B02 01205 0014	31500		2024	\$1,195.00
B02 01402 0001	31500		2024	\$200.00
B02 01203 0087	31500		2024	\$200.00
B02 00208 0017	31500		2024	\$75.00
B02 01211 0002	31500		2024	\$400.00
TOTAL WEEDCUTTING				\$22,590.00

SCHEDULE 1

EXHIBIT D		ORDINANCE NO.		
PARCEL ID	PROJECT NO.	PROJECT DESCRIPTION	YEAR	CURRENT CHARGES
B02 01419 0012	31500		2024	\$200.00
B02 01204 0039	31500		2024	\$200.00
B02 01203 0167	31500		2024	\$600.00
B02 01203 0067	31500		2024	\$400.00
B02 00114 0009	31500		2024	\$200.00
B02 01413 0017	31500		2024	\$300.00
B02 01203 0032	31500		2024	\$545.00
B02 00111 0028	31500		2024	\$1,045.00
B02 00117 0030	31500		2024	\$200.00
B02 01419 0013	31500		2024	\$600.00
B02 00508 0014	31500		2024	\$800.00
B02 00508 0016	31500		2024	\$200.00
B02 00508 0059	31500		2024	\$200.00
B02 00508 0060	31500		2024	\$800.00
B02 01203 0012	31500		2024	\$600.00
B02 01201 0079	31500		2024	\$600.00
B02 00102 0003	31500		2024	\$2,200.00
B02 00117 0018	31500		2024	\$1,600.00
B02 00503 0001	31500		2024	\$1,570.00
B02 00123 0021	31500		2024	\$2,800.00
B02 00205 0022	31500		2024	\$2,035.00
B02 01119 0003	31500		2024	\$200.00
B02 01201 0081	31500		2024	\$400.00
B02 00210 0001	31500		2024	\$925.00
B02 01420 0040	31500		2024	\$200.00
B02 01422 0004	31500		2024	\$200.00
B02 01419 0019	31500		2024	\$200.00
B02 00311 0008	31500		2024	\$700.00
B02 01205 0014	31500		2024	\$1,195.00
B02 01402 0001	31500		2024	\$200.00
B02 01203 0087	31500		2024	\$200.00
B02 00208 0017	31500		2024	\$75.00
B02 01211 0002	31500		2024	\$400.00
TOTAL WEEDCUTTING				\$22,590.00



To: Kurt Althouse, Interim City Manager
From: Ben Borton, Director of Public Service
Date: January 14, 2025
Subject: Bid Award – Removal & Replacement of Certain Curbs and Sidewalk

Bids were publicly opened for the Removal and Replacement of Certain Curbs and Sidewalk on Tuesday, January 14, 2025 at 10:30AM. Attached is a copy of the bid tabulation sheet for referenced bids. Four (4) sets of specifications were issued, and three (3) contractors submitted acceptable bids for the project. Bids ranged from \$420,930.00 to \$628,750.00. Our estimate for the project was \$470,000.

This project is coordinated with our street resurfacing project and other projects throughout the City. Not only are we replacing deteriorating sections of curb and sidewalk, but we are also installing ADA compliant handicap ramps at each intersection of the streets we will be resurfacing this year.

I recommend awarding the contract for this project to **Coate Construction LLC** out of West Milton, OH as the lowest and best bid at their bid price of **\$420,930.00**.

We have a total of \$1,900,000 appropriated in the 2025 Capital Improvement Budget (including the HUD grant) for concrete repairs and street resurfacing.



Infrastructure
Protect infrastructure by investing in roads, utilities & parks.



Fiscal Sustainability
Seize quality-of-life opportunities while maintaining fiscal practices.

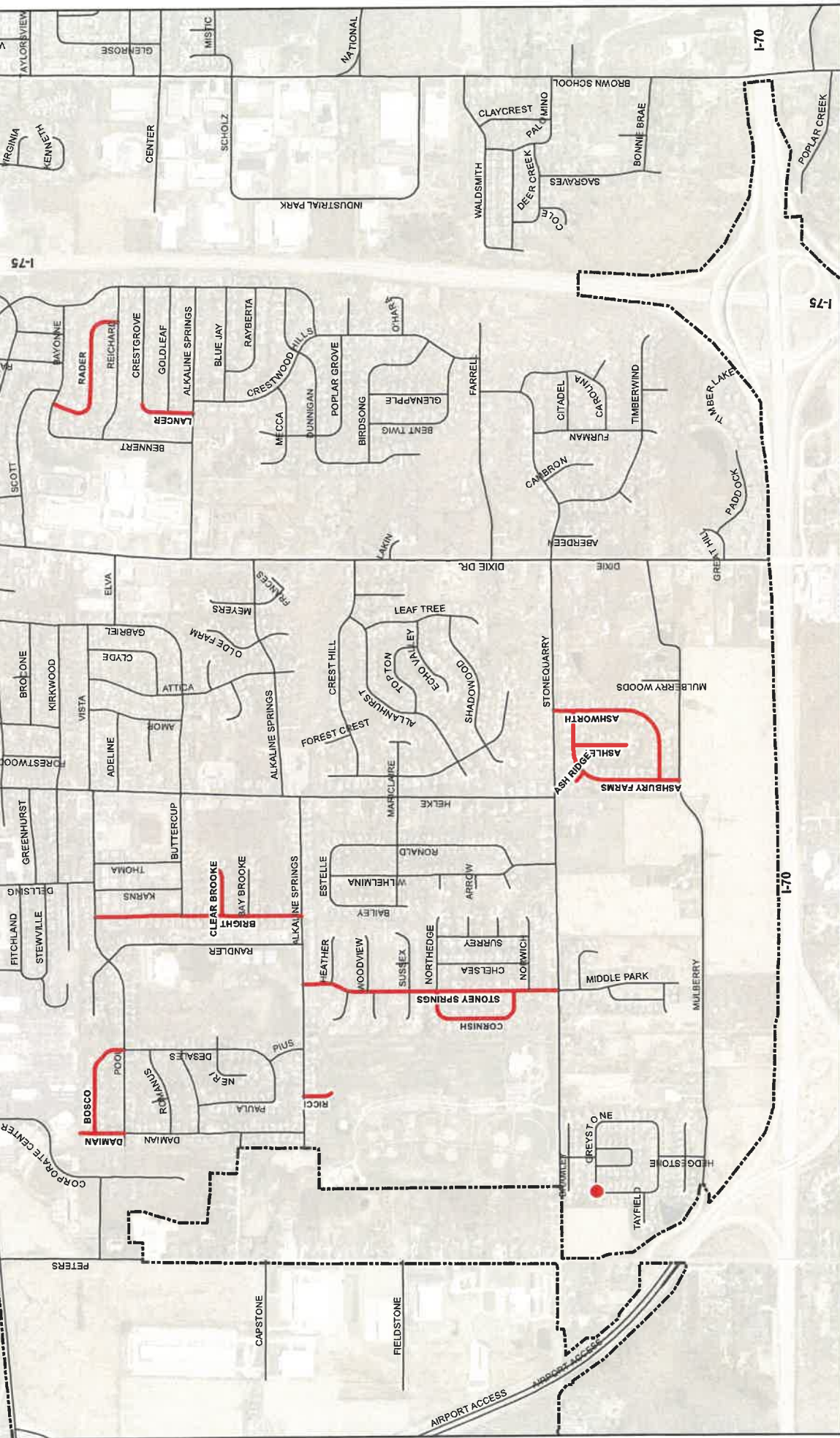


CITY OF VANDALIA
Removal and Replacement of Certain Curbs & Sidewalks
Bid Tabulation Sheet
January 14, 2025
10:30 AM

Company	Bid Bond	Total Bid
Coate Construction LLC 980 S Miami St West Milton, OH 45383	<u>yes</u>	<u>\$420,930.00</u>
A & B Asphalt 3000 Production Ct Dayton, OH 45414	<u>yes</u>	<u>\$561,486.00</u>
Fillmore Construction 11741 St Rt 72 Leesburg, OH 45135	<u>yes</u>	<u>\$628,750.00</u>
Durst Bros Inc 6520 Studebaker Rd Tipp City, OH 45371	<u></u>	<u>no bid</u>



U.S. 40





To: Kurt Althouse, Interim City Manager
From: Ben Borton, Director of Public Service
Date: January 14, 2025
Subject: Bid Award – Kenneth Avenue Watermain Replacement & Resurfacing

Bids were publicly opened for Kenneth Avenue Watermain Replacement & Resurfacing project on Tuesday, January 14, 2025 at 11:00AM. Attached is a copy of the bid tabulation sheet for referenced bids. Eleven (11) sets of specifications were issued, and ten (10) contractors submitted acceptable bids for the project. Bids ranged from \$550,000.00 to \$675,360.50. Our final estimate for the project was \$598,000.

We completed the engineering and design work for the project in-house as a cost savings. While performing this design work, some issues were found with a section of sanitary sewer main flowing the wrong direction. After determining the limits to alleviate this issue, we will need to replace a sanitary manhole and span of sewer main. We decided to add this unplanned work to the project bid to receive better pricing, instead of requesting quotes for this work separate from the project.

I recommend awarding the contract for this project to **Sturm Construction Inc.** out of Sidney, OH as the lowest and best bid at their bid price of **\$550,000.00**.

A special thanks goes to Engineering/GIS Technician Chad Baughman and Construction Inspector Jeremy Games for their efforts in the engineering and design of this project.



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Fiscal Sustainability
Seize quality-of-life opportunities while maintaining fiscal practices.



CITY OF VANDALIA
Kenneth Ave Watermain Replacement
Bid Tabulation Sheet
January 14, 2025
11:00 AM

Company	Bid Bond	Total Bid
Milcon Concrete 1360 S County Rd 25A Troy, OH 45373	<u>yes</u>	<u>\$595,808.00</u>
Coate Construction 980 S Miami St West Milton, OH 45383	<u></u>	<u>no bid</u>
Outdoor Enterprise 3655 W St Rt 571 Troy, OH 45373	<u>yes</u>	<u>\$649,674.90</u>
Kinnison Excavating 2076 Clevenger Rd Piqua, OH 45356	<u>yes</u>	<u>\$675,360.50</u>
Double Jay Construction Inc 25 Harrisburg Dr Englewood, OH 45322	<u>yes</u>	<u>\$631,354.00</u>
Finfrock Construction Co, Inc PO Box 54 301 Adams St Covington, OH 45318	<u>yes</u>	<u>\$671,000.00</u>

CG Construction & Utilities Inc.
6891 Germantown Pike
Miamisburg, OH 45342

yes

\$646,895.00

Sturm Construction Inc
1700 S River Rd
Sidney, OH 45365

yes

\$550,000.00

Associated Excavating Inc
10532 Westbrook Rd
Brookville, OH 45309

yes

\$645,132.70

RB Jergens
11418 N Dixie Dr
Vandalia, OH 45377

yes

\$584,018.12

Performance Site Development
1342 Spangler Rd
Fairborn, OH 45324

yes

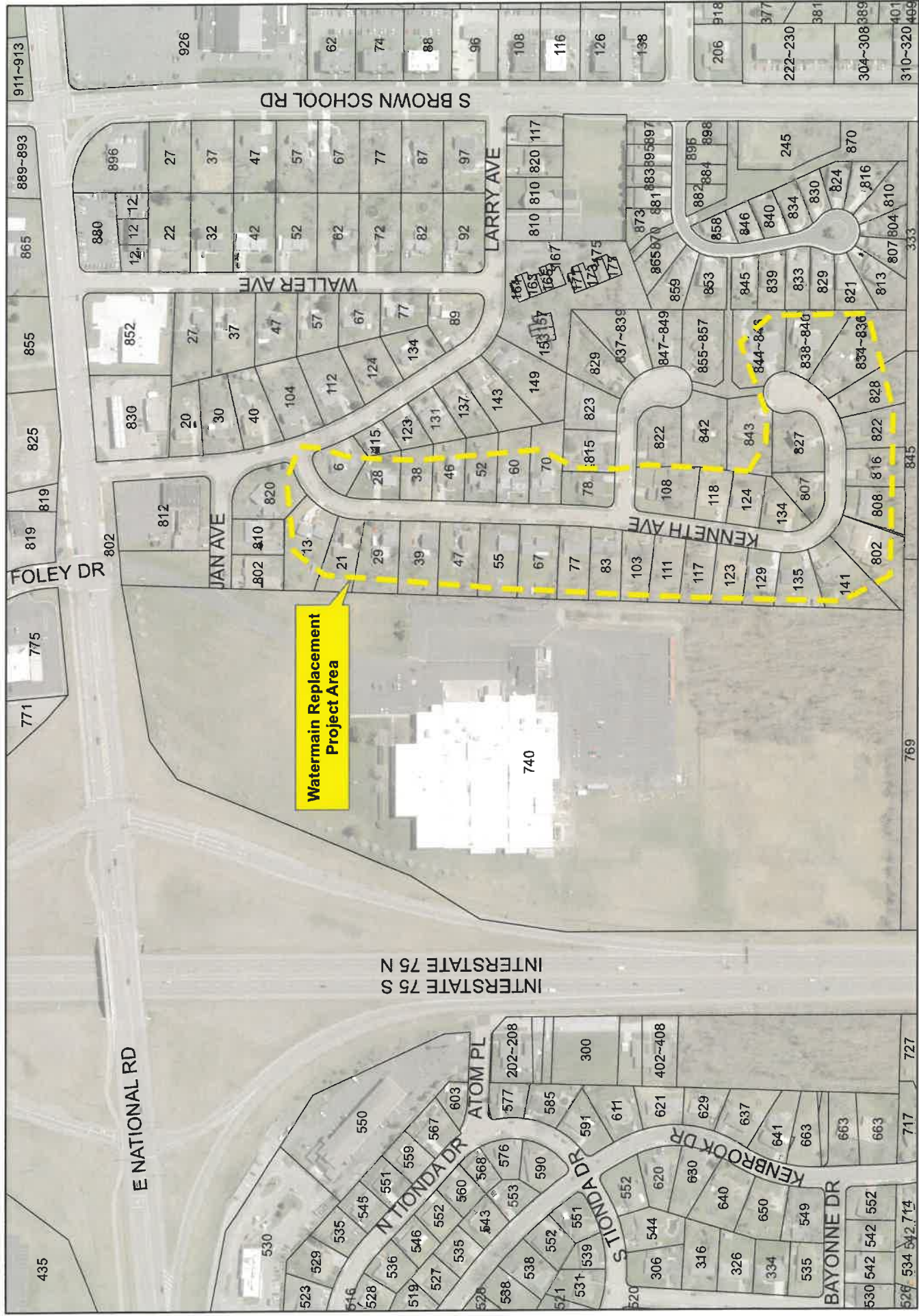
\$589,746.89



NORTH

0 100 200 Feet

Kenneth Avenue Watermain Replacement





To: Kurt Althouse, Interim City Manager
From: Ben Borton, Director of Public Service
Date: January 15, 2025
Subject: 2025 Water Meter Purchase

Public Works crews have been installing the new ultrasonic meters that we have in stock as our current meters and transmitters continue to fail at a rapid pace. To date, we have ordered ~4500 of the roughly 5,700 water meters in operation in the City.

In the 2025 Capital Improvement Budget, we have appropriated a total of **\$500,000** in the Water and Sanitary Sewer funds to purchase more water meters to continue the multi-year citywide replacement.

In 2022, we vetted our options of Water Meter Replacements. We ultimately decided to move forward with replacing our current meters with Badger E-Series Ultrasonic Meters that will be read through a cellular network directly into our current Beacon Software. These new meters are more accurate, and residents/businesses can view their usage at any time with the EyeOnWater app, which can help with early leak detection.

We had Buckeye State Pipe & Supply Company, Inc. provide us with a quote for residential meters and some larger size meters & appurtenances for replacing more multi-family and commercial meters. Buckeye State Pipe & Supply Company, Inc. has agreed to hold this 2024 pricing for us until May 2025.

Public Works Assistant Superintendent JR Fulton has been working with the Utility division of the Finance department to determine correct quantities of the different meter sizes to not over-order any specific meter size.

I recommend that we purchase the Badger E-Series Ultrasonic Meters from **Buckeye State Pipe & Supply Company, Inc.** for an amount **not to exceed \$500,000**. This will cover the cost of approximately 1,000 more residential and commercial meters and appurtenances.



Sharpen the Saw

Refine practices and leverage technology to improve customer service.



Infrastructure

Protect infrastructure by investing in roads, utilities & parks.

Buckeye State Pipe & Supply Co., Inc.

14680 Pleasant Valley Road
Chillicothe, OH 45601

Voice: 740-772-5400
Fax: 740-772-5402

QUOTATION

Quote Number: 46039
Quote Date: Dec 20, 2024
Page: 1

Quoted To:

CITY OF VANDALIA
333 BOHANAN DRIVE
VANDALIA, OH 45377
USA

Ship To:

CITY OF VANDALIA
333 BOHANAN DRIVE
VANDALIA, OH 45377
USA

Customer ID		Good Thru	Payment Terms	Sales Rep	
VA14M		1/19/25	Net 30 Days	Robert C. Barber	
Quantity	Item	Description		Unit Price	Amount
850.00	MET-ESEF	5/8" x 3/4" " BADGER E-SERIES G2 BRONZE ULTRASONIC METER - ENCODER PROTOCOL (9 DIGIT; 0.010 GALLON READING) LCD DISPLAY 10' TWIST TIGHT LEAD		224.00	190,400.00
100.00	ZZDIR-ME	1" " BADGER E-SERIES G2 BRONZE ULTRASONIC METER - ENCODER PROTOCOL (9 DIGIT; 0.010 GALLON READING) LCD DISPLAY 10' TWIST TIGHT LEAD (VANDALIA)		291.00	29,100.00
990.00	MET-ORUI	ORION CELLULAR 4G LTE-M ENDPOINT-8" TWIST TIGHT CONNECTOR- THRU THE LID MOUNT KIT		163.25	161,617.50
30.00	MET-ESEF	1-1/2" BADGER E-SERIES STAINLESS STEEL ULTRASONIC METER- ENCODER PROTOCOL (9 DIAL;0.10 GALLON READ) LCD DISPLAY 10' TWIST TIGHT ELLIPTICAL FLANGED ENDS -13" L		719.00	21,570.00
12.00	MET-ESEF	2" BADGER E-SERIES STAINLESS STEEL ULTRASONIC METER - ENCODER PROTOCOL (9 DIAL; 0.10 GALLON READ) LCD DISPLAY 10' TWIST TIGHT ELLIPTICAL FLANGED ENDS - 17" LA		950.00	11,400.00
4.00	MET-ESEF	3" X 12" LL. BADGER E-SERIES BRONZE ULTRASONIC METER -FIRE SERVICE(9 DIAL; 0.1 GALLON READ) LCD DISPLAY 10' TWIST TIGHT-PRESSURE - 12" LAY LEN		2,611.00	10,444.00
2.00	MET-ESEF	4" X 14" LL. BADGER E-SERIES BRONZE ULTRASONIC METER -ENCODER PROTOCOL (9 DIAL; 0.1 GALLON READ) LCD DISPLAY 10' TWIST TIGHT W/TOUCH COUPLER - 14" LAY LEN		3,250.00	6,500.00
850.00	FBE-GASK	3/4" FORD #GT-33 BEVEL GASKET FOR 5/8 X 3/4 EC-23 EXPANSION CONNECTION		1.12	952.00
100.00	FBE-GASK	1" FORD #GT-34 BEVEL GASKET FOR 1" EC-4 EXPANSION CONNECTION		1.80	180.00
1,700.00	FBE-GASK	3/4" FORD GT-118 RUBBER YOKE END GASKET (TO SEAL ON YOKE NOSE OF YOKE VALVES AND FITTINGS)		0.43	731.00
200.00	FBE-GASK	1" FORD GT-123 RUBBER YOKE END GASKET		0.51	102.00
30.00	FBH-GASK	1 1/2" FORD GT-140 RUBBER DROP-IN GASKET FOR FLANGED METER		3.54	106.20
12.00	FBH-GASK	2" FORD GT-141 RUBBER DROP-IN GASKET FOR FLANGED METER		4.02	48.24
42.00	FBH-FLAN	FORD #PSB PLATED 5/8" X 2 1/2" BOLT AND NUT FOR METER FLANGE; (PAIR)		7.64	320.88
8.00	MJF-03FA	3" #FKR-3-18-H FLANGE ACCESSORY KIT WITH 1/8" RED RUBBER RING GASKET		9.88	79.04
4.00	MJF-04FA	4" #FKR-4-18-H FLANGE ACCESSORY KIT WITH 1/8" RED RUBBER RING GASKET		17.38	69.52

Subtotal	433,620.38
Sales Tax	
TOTAL	433,620.38

THIS QUOTATION IS OUR INTERPRETATION OF THE PLANS AND SPECIFICATIONS AND IS NOT GUARANTEED. WE ARE NOT RESPONSIBLE FOR DELAYS BY REASON OF STRIKES, ACCIDENTS, OR CAUSES BEYOND OUR CONTROL. THE QUOTED PRICES ARE BASED UPON RECEIPT OF THE TOTAL JOB QUANTITY; ARE FOR IMMEDIATE SHIPMENT ONLY; AND ARE SUBJECT TO CREDIT APPROVAL. FUTURE SHIPMENTS ARE SUBJECT TO PRICE IN EFFECT AT TIME OF SHIPMENT. ALL SALES ARE F.O.B. SHIPPING.

MEMORANDUM

TO: Kurt Althouse, Interim City Manager
FROM: Michael Hammes, AICP, City Planner
DATE: January 15th, 2025
SUBJECT: PC 25-0001 – Planned Unit Development – 7848 S. Brown School Road

General Information

Owner(s):	Jamie N. Spencer 7848 S. Brown School Road Vandalia, Ohio 45377	Richard A & Kimberly K Ware 8880 Buckeye Lane Versailles, Ohio 45380
Applicant:	Addison Properties 3401 Enterprise Pkwy, Suite 410 Beachwood, Ohio 44122	
Existing Zoning:	Agriculture (A)	
Proposed Zoning:	Planned Unit Development	
Location:	7848 S. Brown School Road	
Parcels:	B02 01202 0045 B02 01202 0087	B02 01202 0064
Acreage:	84.7577 acres +/-	
Related Case(s):	PC 24-11	
Requested Action:	Approval	
Exhibits:	1 – Application Materials 2 – Proposed Preliminary Plan 3 – Proposed Home Elevations 4 – Letters of Justification 5 – Agency Letters a. Montgomery County Env. Services b. Vandalia-Butler City School District c. Vandalia Fire Division d. Vandalia Police Division	

Application Background

Eddie Hunt, of Addison Properties, requests a change of zoning as previously established by the Zoning Ordinance of the City of Vandalia. The request involves three parcels totaling 84.7577 acres +/-, located along the east side of South Brown School Road immediately south of Poplar Creek Road in the City of Vandalia. As proposed, the subject properties would be rezoned from the A – Agriculture district to a Residential Planned Unit Development. The properties are owned by Jamie Spencer and Richard & Kimberly Ware.

Addison Properties seeks to develop the site as a residential subdivision. As proposed, the development would feature 167 single-family residential lots.

Having received feedback from members of the public, staff, and the Planning Commission¹, the applicant has proposed a Planned Unit Development for the site. A letter of justification has been submitted detailing their rationale for the proposed PUD. The approval of a PUD for this development would lock the site into the proposed layout, forcing the applicant (or their successor) to comply with the plan as approved by Council.²

The applicant seeks approval of both the Planned Unit Development itself, with development standards set forth herein, and a preliminary plan.

The bulk of the property is currently vacant, with one single-family residential structure on the lot at 7848 S Brown School Road. That lot would be absorbed into the development, and is included in this application.

Surrounding Zoning / Uses

The surrounding area is primarily residential in character, with the Foxfire subdivision and various single-family residential lots to the west. Several additional residential lots are located to the north, between this site and Interstate 70, and to the south along Little York Road. Several industrial parcels are located to the east, though most are vacant apart from an indoor shooting range.

Surrounding zoning districts are as follows:

Direction	District
North	RSF-1 – Residential Single-Family, A – Agriculture
South	A – Agriculture
East	A – Agriculture, I – Industrial, PUD – Planned Unit Development
West	A – Agriculture, RSF-2 – Residential Single-Family, RSF-4 – Residential Single-Family, RTF – Residential 2-Family

¹ The applicant previously proposed a rezoning from A – Agriculture to RSF-4 – Residential Single-Family. On September 24, 2024, the Planning Commission voted 4-0 to recommend denial of that rezoning. The application was later withdrawn.

² See also Zoning Code Section 1214.08. No development can commence unless and until a Final Plan is approved by Council, with said Final Plan conforming to the Preliminary Plan approved as part of this application.

Proposed Structures

The applicant has provided sample elevations for the types of homes intended for this development, with Arbor Homes slated to be the homebuilder. As proposed, the homes generally meet the standards of the RSF-2 district.

No structures are intended for the open space lots, though walking trails are proposed as shown.

Entrance Signs are proposed for the three entrances into the development, as shown. Each such sign would meet the requirements of Chapter 1236 – Sign Standards.

Land Use Density

The proposed Land Use Density for the site is based on the number of dwelling units per acre. In this instance, with 167 homes proposed on 85 acres, we have a gross density of 1.96 Dwelling Units per acre.

The total development area covers 60.67 acres of the site. This measurement includes open space to be installed as part of phase 4, detention areas, roadways, and building lots. Under this measurement, the net density would be 2.75 Dwelling Units per acre.

Section 1226.06 of the Vandalia Zoning Code requires that Planned Unit Developments shall not exceed 6 Dwelling Units per acre for single-family developments.

Proposed Roadways

The development would be served by four new public roadways, as shown. These roadways would connect to South Brown School Road at three separate points. To improve traffic flow, two of these entrances will match Deerhurst Drive and Foxfire Trail.

All proposed roadways will meet the City's standards for roadway design and construction.

Covenants and Restrictions

The development will be served by a Homeowner's Association operating under a set of covenants and restrictions. The reserve lots and other common areas will be maintained by this Homeowner's Association.

Comprehensive Plan

The 2020 Comprehensive Plan lists both sides of the South Brown School corridor as Low-Density Residential areas.³ The development standards and preliminary plan for this property would be consistent with that designation.

³ City of Vandalia Comprehensive Plan, Page 55.

Development Standards

The Planned Unit Development district is intended to allow for a flexible development that does not strictly adhere to the standards of one district. In this instance, the applicant proposes a development with a blend of lot sizes intended to create an appropriate transition between existing housing to the west and the proposed lots on this site.

The proposed site is divided into 167 buildable lots, each intended for a single-family residential structure. Three additional areas are reserved for passive open space uses or walking trails. One additional, smaller reserve lot will be established for entrance signs at the intersection of Proposed Road C and South Brown School Road.

The following development standards will apply to the proposed PUD:

1. Permitted Uses

Permitted Uses shall be limited to the following:

- a. Single-Family Residential Housing (Lots 1-167 only)
- b. Passive Parks, Open Space, and Natural Areas
- c. Accessory Uses as permitted in the RSF-1 District⁴

2. Site Development Standards

SITE DEVELOPMENT STANDARDS – PC 25-0001							
Lots	Minimum Lot Area (Square Feet)	Minimum Lot Frontage (Feet)	Maximum Impervious Surface Coverage	Minimum Setbacks (Feet)			Maximum Building Height (Feet)
				Front Yard	Side Yard (Each Side)	Rear Yard	
31-35, 119-126	10,800	80	40%	30	7.5	35	35
1-30, 36-118, 127-167	7,425	55	50%	30	7.5	35	35
Reserve Lots A-C (Open Space)	43,560	100	N/A	N/A	N/A	N/A	N/A
Reserve Lot D (Entrance Sign)	2,700	N/A	N/A	N/A	N/A	N/A	N/A

⁴ Vandalia Zoning Code, Section 1224.01(d)(8)A.

Development Standards (cont'd)

3. Architectural Standards

The following architectural standards shall apply to all residential dwellings constructed on Lots 1 through 167, inclusive, except as otherwise noted herein.

- (a) Dimensional shingles on the roofs of all Dwelling Units.
- (b) Minimum of 6/12 roof pitch.
- (c) Minimum of brick wainscot on the front elevations.
- (d) Siding Materials will be fiber cement, wood and vinyl siding, provided that any vinyl siding shall be upgraded 0.044 thick siding.
- (e) Photocell controlled coach lights at each garage.
- (f) Sodded front yards.
- (g) Landscaping shall include a tree in each front yard, bushes and shrubs in each front yard and an additional tree on the corner lots.
- (h) Those lots located along South Brown School Road (Lots 31 through 35 and 119 through 126, inclusive) will be limited to Dwelling Units of 1,400 square feet and larger.
- (i) No two Dwelling Units with the same elevation and exterior color package shall be permitted on either side of each other and directly across the street for each other.
- (j) In all other instances, and for all other aspects relating to architectural standards, the requirements of the RSF-2 district shall apply.

4. Other Standards

- a. Lots 31, 44, 45, 56, 79, 119, 126, 127, 137, and 167 shall have no usable frontage or vehicular access from Proposed Roads A or C, and all front and rear yards shall be oriented East/West for these lots.
- b. Lots 14-18, 34-40, 49-54, 64-69, 89-103, 109-112, 138-142, and 158-161, being located along curves, knuckles, and/or cul-de-sacs, shall have frontage measured at a setback of 35' due to the curvature of the front property line.
- c. Standards not otherwise listed as part of the Development Standards for this Planned Unit Development shall conform to the standards of the RSF-2 Residential Single-Family district.

Phasing Plan

If approved, the applicant intends to construct this development in four phases. Phase 1 construction would begin in December 2025, with future phases beginning in one-year intervals thereafter. Each phase is expected to take approximately 15 months to complete. Overall, the project is expected to be completed in the 1st quarter of 2030.

Review and Recommendation

Planned Unit Development District Review Criteria

Recommendations and decisions on Planned Unit Development applications shall be based on consideration of the following review criteria. Not all criteria may be applicable in each case, and each case shall be determined on its own facts.

1. The proposed amendment will further the purposes of this overall code;

Staff Comment: Staff feels that the proposed Planned Unit Development furthers the purposes of the code.

Mr. Plant disagreed with the Staff Comment. Mr. Atkins, Ms. Cox, and Mr. Arnold agreed. The Planning Commission agreed with the Staff Comment by a vote of 3-1.

2. The proposed amendment and proposed uses are consistent with the City's adopted plans, goals and policies;

Staff Comment: Staff feels that the proposed Planned Unit Development, in its current form, is consistent with the City's goals and policies, including the density standards of the Zoning Code and the Comprehensive Plan.

Mr. Plant disagreed with the Staff Comment. Mr. Atkins, Ms. Cox, and Mr. Arnold agreed. The Planning Commission agreed with the Staff Comment by a vote of 3-1.

3. The proposed amendment is necessary or desirable because of changing conditions, new planning concepts, or other social or economic conditions;

Staff Comment: Staff feels that the proposed Planned Unit Development is necessary to set development standards and establish more restrictive architectural controls for the site than would be possible in a standard zoning district.

Mr. Plant disagreed with the Staff Comment. Mr. Atkins, Ms. Cox, and Mr. Arnold agreed. The Planning Commission agreed with the Staff Comment by a vote of 3-1.

Planned Unit Development District Review Criteria (Cont'd)

4. The public facilities such as transportation, utilities, and other required public services will be adequate to serve the proposed use;

Staff Comment: Staff feels that the site has adequate access to transportation, utilities, and other required public services, given the proposed right-of-way improvements to South Brown School Road.

Mr. Plant disagreed with the Staff Comment. Mr. Atkins, Ms. Cox, and Mr. Arnold agreed. The Planning Commission agreed with the Staff Comment by a vote of 3-1.

5. The proposed rezoning will not adversely affect the economic viability of existing developed and vacant land within the City;

Staff Comment: Given the expected home values in this development, the lack of businesses adjacent to the site that would be harmed by the establishment of this development, and the lack of vacant land which would be rendered unusable by this development, Staff feels that the proposed development complies with this review criterion.

Mr. Plant disagreed with the Staff Comment. Mr. Atkins, Ms. Cox, and Mr. Arnold agreed. The Planning Commission agreed with the Staff Comment by a vote of 3-1.

6. The proposed amendment is not likely to result in significant adverse impacts upon the natural environment, including air, water, noise, storm water management, wildlife, and vegetation, or such impacts will be substantially mitigated;

Staff Comment: Given the proposed preservation of green space as part of this development, Staff feels that the proposed Planned Unit Development complies with this review criteria.

Mr. Plant disagreed with the Staff Comment. Mr. Atkins, Ms. Cox, and Mr. Arnold agreed. The Planning Commission agreed with the Staff Comment by a vote of 3-1.

7. The proposed amendment will not constitute an instance where special treatment is given to a particular property or property owner that would not be applicable to a similar property, under the same circumstances;

Staff Comment: Staff feels that the proposed zoning is justified on the merits, and does not constitute special treatment.

The Planning Commission agreed with the Staff Comment by a vote of 4-0.

Planned Unit Development District Review Criteria (Cont'd)

8. The proposed amendment would correct an error in the application of this Planning and Zoning Code as applied to the subject property.

Staff Comment: Staff feels that this criterion does not apply.

The Planning Commission agreed with the Staff Comment by a vote of 4-0.

Preliminary Plan Review Criteria

The Planning Commission shall not recommend in favor of, and City Council shall not approve, a preliminary plan for a planned unit development unless each body respectively finds that the preliminary plan does the following:

- A. The proposed development is consistent with the Official Thoroughfare Plan, the Comprehensive Plan and other applicable plans and policies of the City of Vandalia;

Staff Comment: Staff feels that the proposed development is consistent with the letter and spirit of the Comprehensive Plan.

Mr. Plant disagreed with the Staff Comment. Mr. Atkins, Ms. Cox, and Mr. Arnold agreed. The Planning Commission agreed with the Staff Comment by a vote of 3-1.

- B. The proposed development could be substantially completed within the period of time specified in the schedule of development submitted by the applicant;

Staff Comment: Staff feels that the proposed schedule of development is reasonable and achievable.

The Planning Commission agreed with the Staff Comment by a vote of 4-0.

Preliminary Plan Review Criteria (cont'd)

- C. The proposed development provides accessibility to public roads that are adequate to carry the traffic that shall be imposed upon them by the proposed development; that the number of vehicular access points to public roads from high traffic generating uses are minimized to limit the number traffic conflict points; and that the streets and driveways on the site of the proposed development shall be adequate to serve the users of the proposed development;

Staff Comment: Staff feels that the design of the proposed development meets this criterion.

Mr. Plant disagreed with the Staff Comment. Mr. Atkins, Ms. Cox, and Mr. Arnold agreed. The Planning Commission agreed with the Staff Comment by a vote of 3-1.

- D. The proposed development shall not impose an undue burden on public services such as utilities, fire, school and police protection;

Staff Comment: Based on statements provided by Montgomery County Environmental Services, Vandalia-Butler City School District, the Vandalia Fire Division, and the Vandalia Police Division, Staff feels that the proposed development meets this criterion.

Mr. Plant disagreed with the Staff Comment. Mr. Atkins, Ms. Cox, and Mr. Arnold agreed. The Planning Commission agreed with the Staff Comment by a vote of 3-1.

- E. The proposed development contains such proposed covenants, easements and other provisions relating to the proposed development standards as reasonably may be required for the public health, safety and welfare;

Staff Comment: Staff feels that the proposed development complies with this review criterion.

Mr. Plant disagreed with the Staff Comment. Mr. Atkins, Ms. Cox, and Mr. Arnold agreed. The Planning Commission agreed with the Staff Comment by a vote of 3-1.

- F. The proposed development shall include adequate open space, landscaping, screening and other improvements;

Staff Comment: Staff feels that the proposed development complies with this review criterion.

Mr. Plant disagreed with the Staff Comment. Mr. Atkins, Ms. Cox, and Mr. Arnold agreed. The Planning Commission agreed with the Staff Comment by a vote of 3-1.

Preliminary Plan Review Criteria (cont'd)

- G. The location and arrangement of signs, structures, parking and loading areas, material/waste storage, walks, lighting and related facilities shall be compatible with existing and future uses both within and adjoining the proposed development;

Staff Comment: Staff feels that the proposed development complies with this review criterion.

Mr. Plant disagreed with the Staff Comment. Mr. Atkins, Ms. Cox, and Mr. Arnold agreed. The Planning Commission agreed with the Staff Comment by a vote of 3-1.

- H. The proposed development shall preserve natural features such as watercourses, trees and rock outcrops, to the degree possible, so that they can enhance the overall design of the PUD;

Staff Comment: Noting the areas designated as open space and the preservation of natural features in those areas, Staff feels that the proposed development complies with this review criterion.

The Planning Commission agreed with the Staff Comment by a vote of 4-0.

- I. The proposed development is designed to take advantage of the existing land contours in order to provide satisfactory road gradients and suitable building lots and to facilitate the provision of proposed services;

Staff Comment: Staff feels that the proposed development complies with this review criterion.

Mr. Plant disagreed with the Staff Comment. Mr. Atkins, Ms. Cox, and Mr. Arnold agreed. The Planning Commission agreed with the Staff Comment by a vote of 3-1.

- J. The proposed development shall not create excessive additional requirements for public facilities and services at public cost;

Staff Comment: Staff feels that the proposed development complies with this review criterion.

The Planning Commission agreed with the Staff Comment by a vote of 4-0.

Preliminary Plan Review Criteria (cont'd)

- K. The proposed development shall not involve uses, activities, layout and building designs that are detrimental to the use of both the proposed facilities and/or nearby properties by reason of excessive traffic, noise or vibration, storm water flooding, air or water emissions, objectionable glare or lack of proper regard for privacy;

Staff Comment: Noting that the only proposed uses are residential in character or passive open space uses, Staff feels that the proposed development complies with this review criterion.

The Planning Commission agreed with the Staff Comment by a vote of 4-0.

- L. The proposed development has buildings designed with sufficient architectural variety and exterior surface complexity but including elements which serve to visually unify the development;

Staff Comment: Given the variety of home designs and their thematic similarities, Staff feels that the proposed development complies with this review criterion.

Mr. Plant disagreed with the Staff Comment. Mr. Atkins, Ms. Cox, and Mr. Arnold agreed. The Planning Commission agreed with the Staff Comment by a vote of 3-1.

- M. The proposed development has minimized the size of paved areas or provided adequate visual relief through the use of landscaped islands while providing adequate parking.

Staff Comment: As no standalone parking areas are proposed, Staff feels that this review criterion does not apply.

Mr. Plant disagreed with the Staff Comment. Mr. Atkins, Ms. Cox, and Mr. Arnold agreed. The Planning Commission agreed with the Staff Comment by a vote of 3-1.

Recommendations

At its January 14th meeting, the Planning Commission recommended **Approval** of the proposed Planned Unit Development District, together with the proposed Development Standards, by a vote of 3-1.

At its January 14th meeting, the Planning Commission recommended **Approval** of the proposed Preliminary Plan by a vote of 3-1.

The recommendation of the Planning Commission on both items will be forwarded to the January 21st, 2025 Study Session for Council review.

Addison Properties
3401 Enterprise Pkwy, Suite 410
Beachwood, Ohio 44122

12/20/2024

Michael J Hammes, AICP
City of Vandalia City Planner
333 James E. Bohanan Drive
Vandalia, Ohio 45377

RE: 7848 S Brown School Road – PUD Application Cover Letter

Mr. Hammes,

Addison Properties is pleased to submit the attached PUD Application for the property located at 7848 S Brown School Road. I would like to thank you, your staff, and the City of Vandalia for taking time to work with Addison Properties. The proposed PUD will provide a complimentary low density residential development in Vandalia. We look forward to presenting our revised plan to the Planning Commission in January.

The contents of this application are as follows:

Page 1: Vandalia Application for Public Hearing for Zoning Action or Code Amendment
Page 2: Proposed Development Plan
Page 3: Development Statement
Page 4: Montgomery County Department of Environmental Services - Will Serve Letter
Page 5: Vandalia-Butler City Schools – Letter of Support to Council
Page 6: Vandalia Fire Department – Email of Support For Proposed Cul De Sac Lengths
Page 7: Arbor Homes – Home Elevations
Page 8: Arbor Homes – Home Elevations
Page 9: Address List – Property Owners Within 200 Ft of Project
Page 10: Letter of Justification
Page 11: Arbor Homes – Community Specific Features

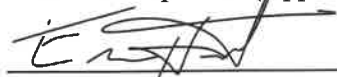
Additional Items Requested:

Page 1a: Address List – Property Owners Within 200 Ft of Project (Excel Document)
Page 1b: Declaration of Covenants, Conditions, Easements, and Restrictions (DCCR)

Please let me know if you have any questions or concerns upon review of this application.

Sincerely,

Addison Properties (Applicant)



Eddie Hunt, Vice President of Acquisitions & Development



Development & Engineering Services

Application for Public Hearing for Zoning Action or Code Amendment

Complete this page and follow the directions on page 2 for each of the following requests:

☐ Rezoning ☐ Cond Use ☒ Planned Unit Dev ☐ Similar Use Det ☐ Site Plan Rev/Mod

Applicant Name: Addison Properties, Attn: Eddie Hunt

Mailing Address: 3401 Enterprise Pkwy, Suite 410

Beachwood, OH 44122

Phone Number: (740) 404-1259

E-mail Address: eddie@addisonprops.com

Owner Name**: Jamie N. Spencer & Richard A. and Kimberly K. Ware

Mailing Address: 7848 S. Brown School Road

Vandalia, OH 45377

Phone Number: (937) 608-0650

OFFICE USE ONLY

Filing Date _____

Hearing Date _____

Case No. _____

**** If Applicant is other than owner, written consent of owner is required.**

Location of Use.

Street Address: 7848 S. Brown School Road, Vandalia, OH 45377

(north, south, east, west) side of S. Brown School Road, 2,566 feet

(north, south, east, west) from the intersection of Little York Road

Subdivision: N/A Lot No.: N/A Section: N/A

Case Description.

Present Zoning District: (A) Agriculture Total Acres: 85.05

Requested Zoning District (for rezoning requests only): Planned Unit Development (PUD)

Description of the existing use of property: The subject property is currently used as a single-family residence that is surrounded by woods and grass fields.

Description of proposed use of property: Addison Properties is proposing to develop a single-family residential subdivision.

Reason for Zoning Request or Code Amendment: Addison Properties plans to rezone the subject property in order to develop a single-family residential subdivision. A PUD zoning district allows Addison Properties to establish an approved development plan that cannot be altered without first obtaining approval from the Planning Commission and Council.

Eddie Hunt/Jamie Spencer 12/20/2024

Applicant/Owner Date

Zoning Administrator Date

FILING FEES (office use only):

Site Plan Review/Modification (\$104.00) _____

Similar Use Determination (\$104.00) _____

Conditional Use (\$312.00) _____

Planned Unit Development (\$520.00) _____

Planned Unit Dev. Amendment (\$260.00) _____

Rezoning (\$520.00) _____

Receipt No.: _____ TOTAL: _____

Follow The Directions Below for Application Submittal.

Code Amendment: Complete page 1 and include 7 copies of any other supplemental materials that may assist the board in making a decision.

Rezoning: Complete page 1 and include 7 copies of a plan that outlines the subject parcels and illustrates the surrounding zoning districts.

Conditional Use: *Complete page 1 and 2 and include 7 copies of a site plan drawn to scale, which includes the following; shape and dimensions of the lot(s), buildings and accessory structures, parking and loading areas, traffic circulation, open spaces, landscaping, signage, utilities, refuse and service areas and a rendering of the proposed building(s).*

Planned Unit Development: Complete pages 1, 3 and, 4. Include 7 copies of the supporting documents listed on pages 3 and/or 4.

**Any zoning approval granted by the City is given solely with respect to compliance with the City of Vandalia Zoning Code. The property may be subject to private restrictions including but not limited to recorded Covenants, Restrictions or Declarations that may be applicable notwithstanding any City zoning approval and may require separate approval not involving the City. Applicant is solely responsible for compliance with any such private restrictions*

COMPLETE THIS SECTION FOR CONDITIONAL USE REQUESTS.

Please provide a narrative statement evaluating the effects on adjoining property; the effect of such elements as traffic, noise, glare, odor, fumes and vibration on adjoining property; a discussion of the general compatibility with adjacent and other properties in the district.

This image shows a single sheet of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page. There are approximately 20 lines visible. The paper appears to be a standard notebook page.

Is the proposed use in harmony with the general purposes and intent of the Zoning Code and does the proposed use comply with the general guidelines and regulations for the district in which it is located?

What will be the hours of operation for the proposed use?

COMPLETE THIS SECTION FOR A PLANNED UNIT DEVELOPMENT (PUD).

Underlying Zoning: 85.05 Acres of Agriculture District (A); _____ Acres of _____;
_____ Acres of _____ = Total Acreage: 85.05.

Is an amendment of the underlying zoning part of this application? ☒ YES ☐ NO
If yes, please explain. This application will change the zoning of the subject property from A (Agriculture)
to PUD and effectively alter the development standards that currently apply to the property.

Phasing:

Number ¹ _____ Start Date 12/2025; Finish Date 3/2027; Total Acres 16 Acres
Uses Single-Family Residential
Amenities N/A
Number ² _____ Start Date 12/2026; Finish Date 3/2028; Total Acres 23
Uses Single-Family Residential
Amenities N/A
Number ³ _____ Start Date 12/2027; Finish Date 3/2029; Total Acres 12
Uses Single-Family Residential
Amenities Mowed/Mulch Walking Path/Nature Trail
Number ⁴ _____ Start Date 12/2028; Finish Date 3/2030; Total Acres 15
Uses Single-Family Residential
Amenities Mowed/Mulch Walking Path/Nature Trail

Density:

Residential: Maximum number of dwelling units proposed 167 / 85.05 acres.
Non-Residential: Maximum number of dwelling units proposed 0 / 0 acres.

Streets:

Public streets proposed: 5,750 linear feet. Minimum lighting N/A f.c.
Private streets proposed: N/A linear feet. Minimum lighting N/A f.c.

Open Space (for residential developments only):

Acreage to be dedicated as City parkland: N/A Acres.
Common open space held by Homeowner's Association: 39.68 Acres.
Impervious surface coverage: 20.92 Acres / 85.05 Total Acres = 24.5 %

Please include the following supporting documents with requests for PUD approval:

1. **Vicinity Map** (1" = 1000' minimum scale)
2. **Existing Characteristics Map** (proposed plan boundary line, existing property lines, underlying zoning, right of way, easements, public properties, elevation contours, national flood insurance floodways and flood fringe and federal jurisdictional wetlands)
3. **Proposed Plan/Plat** (proposed plan boundary line, phasing boundaries and designations, streets (public or private), bikeways, sidewalks, zoning, water, sanitary sewer, and storm drainage improvements, residential buildings, non-residential buildings, setbacks, parking, loading, dumpster locations, signs and recreational or other amenities)
4. **Preliminary Grading Plan** (any area cleared, structure demolished and erosion/sedimentation control structures installed)
5. **Preliminary Landscaping Plan** (mounding, screening and generic plant materials)
6. **Development Statement** (discussion of the following; compatibility with surroundings, access, public utilities provided, ownership, access and provision of maintenance for common areas such as open spaces parking & other amenities)
7. **Conceptual Elevations** (building materials and design principals to be applied to the development)
8. **Proposed covenants, deed restrictions and association bylaws**

COMPLETE THIS SECTION FOR A PUD MAJOR OR MINOR AMENDMENT

Turn in the following items for a complete application.

A. SITE PLAN-- Must submit five copies

The applicant/owner shall provide a site plan drawn to scale which shows the following, *if applicable*:

1. Property/Boundary lines
2. Exterior lot dimensions
3. Size and location of all existing structures
4. Location and size of proposed new construction
5. Setbacks of all structures from property boundary lines.
6. Distance between structures.
7. Show location of any and all streets, alleys, right-of-ways and easements that are contiguous to the property requesting the Variance.
8. Open space, landscaping, signage
9. Photos or graphics that illustrate proposed project

B. LIST OF PROPERTY OWNERS

Provide a list of all property owners (as recorded in the Montgomery County Auditor's office) within 200 ft. of the boundaries of the property being considered.

Example:

<u>Property Address</u>	<u>Parcel I.D. #</u>	<u>Owner Name</u>	<u>Owner Mailing</u>
123 Clubhouse Way	B02 00000 0000	Carol Smith	124 Green Way
345 Brown School Rd.	B02 11111 1111	Fred Jones	Vandalia, OH 45377 345 Brown School Rd.

C. LETTER OF JUSTIFICATION

The applicant shall submit a letter of justification that describes the request for the Major Amendment. The letter shall describe why the amendment is necessary and how it relates to the approved plan and/or Comprehensive Plan.

Addison Properties
3401 Enterprise Pkwy, Suite 410
Beachwood, Ohio 44122

Development Statement

Compatibility With Surroundings

The subject property is located in a residential neighborhood that is primarily surrounded by various types of residential zoning districts. The districts are shown on the city's official zoning map and include Agriculture (N, W, S), RSF-1 (N, S), RSF-2 (W), RSF-4 (W), and a residential Planned Unit Development District (S). Directly to the east of the subject property on the other side of the railroad tracks, is primarily zoned Industrial and Highway Business.

The City of Vandalia 2020 Comprehensive Plan designates all the land on either side of S Brown School Road, between Interstate 70 (N) and Little York Road (S), as Low Density Residential in the Future Land Use Plan. Low Density Residential is further defined as providing a variety of single-family homes (detached and attached) of various house and lot sizes. Neighborhoods should provide housing options for those of all ages and family types with access to nearby parks and commercial amenities. (Pg 55 and 56; Comprehensive Plan)

The proposed residential development is compatible with the existing use of the surrounding area and aligns with the long-term goals of the city's comprehensive plan. The proposed development will provide an alternative housing option that does not currently exist along S. Brown School Road, South of I-70. The homes will be constructed of quality materials, aesthetically pleasing, and designed to satisfy the needs of new home buyers. Homeowners will be within walking distance of the City's existing parks and commercial districts.

Access

Addison Properties is working in cooperation with the Vandalia Planning and Zoning Department to ensure that adequate improvements are made to the existing roadway infrastructure to help minimize the impact of additional traffic that will result from the proposed development. The development plan includes improvements on S. Brown School Road that mirror the improvements that exist west of the roadway centerline. A public sidewalk will run along the east side of S Brown School Road connecting the north and south end of the proposed development to each other and to the Foxfire Subdivision across the street. All improvements will comply with the City of Vandalia zoning codes and require final approval from the building and engineering departments.

Three new access points are proposed along the east side of S Brown School Road. All three access points will coordinate with existing roads and will comply with the City's access management guidelines. Final design and approvals will be obtained through the City of Vandalia.

Multiple points of ingress/egress serve as a positive safety and traffic management design feature. From a safety perspective, they provide emergency personnel with more than one point of entry when responding to calls from within the subdivision. From a traffic management perspective, multiple entry points help disburse traffic that is entering or exiting the subdivision from or onto S Brown School Road. The length of the cul de sac has been designed in accordance with the City's guidelines to minimize safety concerns.

Addison Properties

3401 Enterprise Pkwy, Suite 410
Beachwood, Ohio 44122

Public Utilities Provided & Services

The proposed development will not impose an undue burden on public services such as utilities, fire, school, and police protection.

Addison Properties has coordinated with the Montgomery County Department of Environmental Services regarding water and sanitary sewer service to the site. The County has completed a preliminary review of our plans and provided a letter of support showing they have adequate capacity for the proposed project. They note public water and sanitary sewer mains are available along the west side of S Brown School Road. Please see their letter of support attached.

Addison Properties was able to obtain a letter from the Vandalia-Butler City Schools District to the City of Vandalia Council, dated October 21, 2024, showing support for the proposed project. In summary, the School District believes that the proposed residential growth will lead to positive outcomes for the District. They note that the benefits of residential growth outweigh the challenges. Please see their letter of support attached.

Addison Properties has coordinated with City staff in the design of the proposed plans to ensure safety forces are taken into consideration as well. Multiple entrances have been designed for the southern half of the proposed neighborhood to allow an alternative means of ingress/egress in the event of an emergency. In addition, the length of the cul de sac has been designed to meet the City's design standards as they pertain to safety forces. Waterline lines and fire hydrants will be incorporated into the plans as well to ensure that fire protection is available to every home. Please see an email from the Vandalia Fire Department in support of the proposed Cul De Sacs attached.

Ownership

Jamie N. Spencer is the current owner of the proposed development site. Addison Properties is in contract to purchase the property from Mr. Spencer and his partners; however, closing on the property is subject to Addison Properties getting full plan approval from the City of Vandalia and the Montgomery County Environmental Services. Once approved, Addison Properties will immediately close on the land and begin developing the proposed residential subdivision.

There are four phases to the proposed development, each of which will be purchased by Arbor Homes upon completion. Once purchased, Arbor Homes plans to construct new homes on each lot and sell the newly developed lot to a homeowner. In the end, all the proposed lots will be owned by individual homeowners and the common areas will be owned and maintained by a professional Homeowners Association (HOA) that will be established by the developer and transferred to the builder.

Access & provisions for maintenance of common areas

The proposed residential subdivision will have 39.68-acres of open space common area that will be owned and maintained by a professionally managed Homeowners Association (HOA). Approximately sixty-three percent (63 %) of the proposed common area will be preserved in its natural wooded state while the remaining thirty-seven percent (37%) is planned to be maintained as open green space.

Addison Properties

3401 Enterprise Pkwy, Suite 410
Beachwood, Ohio 44122

Access to all common areas will be provided so the HOA can maintain the stormwater detention ponds, walking trails, signage, trees, and grass areas. Areas that are not directly adjacent to the public right-of-way will be accessed via paths that connect the green space to the public right-of-way between the homes at the ends of each cul de sac. Additional access will be provided to the southeast corner of the development via a path between homes on the outside of the proposed road. All stormwater features will be maintained in accordance with the approved Stormwater Management Plan, which is incorporated into the Declaration of Covenants, Conditions, Easements, and Restrictions for the proposed subdivision.



DEPARTMENT OF ENVIRONMENTAL SERVICES

MONTGOMERY COUNTY ENVIRONMENTAL SERVICES

1850 Spaulding Road
Kettering, Ohio 45432
937-781-2500

www.mcoho.org/water
www.mcswd.org

COUNTY COMMISSIONERS

Judy Dodge
Deborah A. Lieberman
Carolyn Rice

COUNTY ADMINISTRATOR

Michael B. Colbert

DEPARTMENT DIRECTOR

Matt Hilliard

November 20, 2024

Addison Properties
3401 Enterprise Pkwy, Suite 410
Beachwood, Ohio 44122
Attn: Eward Hunt

Subject: Public Water and Sanitary Sewer Availability
7848 S Brown School Road

Dear Sir or Madam:

Montgomery County Environmental Services would serve the subject development with public water and sanitary sewers. Public water and sanitary sewer mains are available as shown on the attached atlas sheet.

All mainline extensions and services are to be designed and constructed in accordance with the Montgomery County Environmental Services Rules and Regulations and Specifications.

Should you have any questions please contact me.

Regards,

Kenneth A. Stewart, P.E.
Chief Sanitary Engineer

Attachments: Water and Sanitary Sewer atlas sheet





October 21, 2024

Dear City of Vandalia Council,

On behalf of Vandalia-Butler City Schools, we are writing to express our thoughts and considerations on the topic of the potential new residential housing development next to the Foxfire housing development.

The following is the information as we know it:

- There are a proposed 174 houses for this development.
- There is no proposed abatement of taxes for the development.

As we consider this matter, we must consider the potential challenges as well as the benefits that could arise from such a development.

First, the challenges:

- Additional homes of this magnitude could bring in a surge of students to the District which could affect space in some of our buildings, particularly Smith and Morton.
- These additional students could pose challenges with space inside the buildings as well as additional traffic flow concerns at Smith.
- The potential increase of students could add costs such as for staffing, and space solutions such as modular classrooms.

The benefits, as we see it, are:

- With no proposed abatements, the District will receive its due income from property taxes.
- New, additional homeowners in the District would benefit taxpayers in the District, as more people will pay taxes which will lower the amount current taxpayers are paying.
- Additional students in the District would positively benefit our state funding formula and the amount of money we receive from the state in per pupil funding.
- These things would be an overall positive for District finances, even with the potential costs of adding staff and creatively addressing the potential space issues in buildings, particularly Smith and Morton.

In light of these considerations, it is our belief that new residential growth would lead to positive outcomes for the District. While there are definite challenges as noted above, we believe we could address those challenges in order to reap the financial benefits expressed above.

Thank you for considering our perspective on this critical issue. We look forward to engaging in further discussions as this issue is considered.



Sincerely,

Vandalia-Butler City Schools

A handwritten signature in black ink, appearing to read "Rob O'Leary".

Rob O'Leary, Superintendent

A handwritten signature in black ink, appearing to read "Eric Beavers".

Eric Beavers, Treasurer/CFO

A handwritten signature in black ink, appearing to read "Holly Herbst".

Holly Herbst, Board of Education President

Michael Hammes

From: Ben Graham
Sent: Friday, December 13, 2024 3:33 PM
To: Eddie Hunt
Cc: Michael Hammes
Subject: FW: 7848 South Brown School Road

Hi Eddie,

Please see the attached email from Fire Marshal Jacobs.

Very Respectfully,

Ben Graham, MPA
Zoning and Planning Coordinator

City of Vandalia, Ohio
333 James E. Bohanan Dr.
Vandalia, OH 45377
937-898-3750 Office
937-415-2329 Direct
937-415-2319 FAX



From: Scott Jacobs <sjacobs@vandaliaohio.org>
Sent: Friday, December 13, 2024 2:31 PM
To: Ben Graham <bgraham@vandaliaohio.org>
Cc: Chad Follick <cfollick@vandaliaohio.org>; Patrick Fink <pfink@vandaliaohio.org>
Subject: RE: 7848 South Brown School Road

Good afternoon Ben, after discussing this with Chief Follick, we will approve the additional length of the cul-de-sac running across from foxfire. Please let me know if you have any further questions.

Scott Jacobs
Fire Marshal

City of Vandalia, Ohio
8705 Peters Pike.
Vandalia, OH 45377
937-665-1282 Office
937-898-2261 Main Line



From: Ben Graham <bgraham@vandaliaohio.org>
Sent: Friday, December 13, 2024 11:00 AM
To: Scott Jacobs <sjacobs@vandaliaohio.org>
Cc: Michael Hammes <mhammes@vandaliaohio.org>
Subject: 7848 South Brown School Road

Hi Scott,

The last time we spoke, I remember you saying that Fire Department was fine with the two longer cul-de-sacs for this potential development as long as they had adequate hydrants. The cul-de-sac along Poplar Creek will be 737 feet and the cul-de-sac running across from Foxfire Trail will be 683 feet. The zoning code permits a maximum of 600 feet.

Would you be able to provide me a letter or email stating that fire department is fine with the longer cul-de-sacs, and any requirements the developer would need to meet to satisfy these longer cul-de-sacs?

Addison Properties
3401 Enterprise Pkwy, Suite 410
Beachwood, Ohio 44122

Letter of Justification

The City of Vandalia's Comprehensive Plan envisions a community that defines and enhances its identity locally and regionally. Key goals include promoting diverse housing options, enhancing existing landmarks and corridors, improving connectivity between neighborhoods and parks, and preserving green space. We believe the proposed residential development (Riverdale) aligns with these objectives and brings Vandalia closer to achieving them.

The Comprehensive Plan designates the future land use for both sides of S Brown School Road as "Low Density Residential" which is further defined as an area with a variety of single-family homes, both detached and attached, with various house and lot sizes. Proposed residential subdivisions are envisioned as having homes with a variety of architectural features using quality materials, a site design that preserves environmentally sensitive areas, and connectivity for safe and comfortable walking, biking, and driving across all ages and abilities.

Planned Unit Development standards provide the City with a zoning mechanism that defines details for the proposed development. The Riverdale PUD, when combined with the surrounding neighborhoods, embodies the City's future land use plan along S Brown School Road. Diverse housing options with various house and lot sizes, the enhancement of corridors, connectivity between neighborhoods and parks, and the preservation of green space are all components of the proposed plan when combined with the surrounding neighborhoods. This PUD is the missing component of the existing land use along S Brown School Road and creates a community that fits both the desires of the City Comprehensive Plan and the neighboring developments.

The builder for Riverdale, Arbor Homes, is committed to constructing homes that uphold the value and integrity of the surrounding neighborhoods and meet the needs of the modern-day home buyer. Arbor has agreed to enforcing "Anti-Monotony Language" in the proposed subdivision and has incorporated a list of "Community Specific Features", that highlights their commitment to providing homes with quality building materials, design features, and landscaping, in the Declaration of Covenants, Conditions, Easements, and Restrictions. The homes that will be built within the proposed subdivision will incorporate the features outlined in their commitment as minimum design standards. Please see Arbor Homes' "Anti-Monotony Language" and "Community Specific Features" attached.

The houses that Arbor Homes will construct, when combined with the lots that are proposed, will provide modern-day home buyers with housing options that do not currently exist within the City of Vandalia. Riverdale will provide existing Vandalia residents, as well as new potential residents, high quality options in a new neighborhood. The PUD provides detailed restrictions and guidelines including lot sizes, site density, and home finishes. The development will be a positive addition to the community while complying with the City Comprehensive Plan.



Riverdale
Vandalia Ohio

Community Specific Features:

- Dimensional shingles on all homes.
- Minimum of 6/12 roof pitch.
- Minimum of brick wainscot on the front elevations, additional brick at the customers options, as per our standard elevations.
- Siding Materials will be fiber cement, wood and vinyl siding. Vinyl siding will be an upgraded 0.044 thick siding.
- Photocell controlled coach lights at each garage.
- Sodded front yards (side and rear are customer options).
- Landscape package with a tree in each front yard, bushes and shrubs in each front yard and an additional tree on the corner lots.
- Professionally Managed Homeowners Association.
- The 80 ft lots along Brown School Road will be limited to homes of 1,400 square feet and larger.

Anti-Monotony Language:

- No two homes with the same elevation and exterior color package shall be permitted on either side of each other and directly across the street for each other.

Michael Hammes

From: Kurt Althouse
Sent: Tuesday, December 31, 2024 11:17 AM
To: Michael Hammes; Brandon Sucher
Cc: Ben Graham; Rob Cron; Mark Schwieterman; Eddie Hunt; Ben Walker
Subject: RE: Addison Properties Development - South Brown School Road

Categories: Projects / Applications / Applicants

Mike,

I reviewed the proposed residential development on South Brown School Road. It is my belief that the addition of these residential properties in the police department's "south beat" would not create any significant increase in calls for service that would result in an undue burden or strain on police resources or staffing. In reviewing calls for service over the past two years, specifically to new residential properties such as the recent Redwood Development, the police department has not experienced any significant increase in calls for service.

The only concern I would have and would seek a traffic study, should this residential development materialize, is the need to adjust the speed limit on South Brown School Road. With the addition of three access points from the Addison Properties Development onto Brown School Road, there will be an increase in vehicles entering/departing from these side roads which would increase the number of slower vehicles turning into or departing from these side roads. Based on the traffic study and as this development would materialize, I would advocate for lowering the speed limit on South Brown School Road from 40 mph to 35 mph to prevent and/or reduce traffic crashes.

Please let me know if you have any questions.

Kurt

From: Michael Hammes <mhammes@vandaliaohio.org>
Sent: Tuesday, December 31, 2024 9:51 AM
To: Kurt Althouse <kalthouse@vandaliaohio.org>; Brandon Sucher <bsucher@vandaliaohio.org>
Cc: Ben Graham <bgraham@vandaliaohio.org>; Rob Cron <rcron@vandaliaohio.org>; Mark Schwieterman <mschwieterman@vandaliaohio.org>; Eddie Hunt <eddie@addisonprops.com>
Subject: Addison Properties Development - South Brown School Road

Chief,

As you'll recall, Addison Properties has filed a PUD application for the 80+ acre property across from the Foxfire subdivision. The proposal is scheduled for Planning Commission review on January 14th.

The entire application is available on the network, but I have attached the relevant documents for your review. The applicant has requested that a recommendation from the Police Division be included in the staff report.

At your convenience, could you review the proposed development and advise me of any concerns or objections? Could you also advise me as to any concerns you anticipate with serving the area (given the additional housing proposed)?

Thanks in advance. Please let me know if you have any questions.

Best,

Mike Hammes



Michael J Hammes, AICP

City Planner

City of Vandalia, Ohio

333 James E. Bohanan Dr.

Vandalia, Ohio 45377

(937) 415-2301 Office

mhammes@vandaliaohio.org

Minutes of the City of Vandalia Planning Commission
January 14th, 2025

Members Present:	Mr. Ron Atkins, Ms. Kristin Cox, Mr. Dave Arnold, Mr. Lucious Plant
Members Absent:	Mr. Kevin Keeley Jr.
Staff Present:	Michael Hammes, City Planner Ben Graham, Zoning & Planning Coordinator Ben Borton, Director of Public Service Rob Cron, Assistant City Manager
Others Present:	Jason Friedman, Addison Properties Eddie Hunt, Addison Properties Phyllis White, Tom & Bridget Johnson, R. Fleischman, James Breisch, Barbara Breisch, Robert Shanahan, Russell Muntz, Chris & Amy Vanderhorst, Keith & Sharon Hamby, Mike & Mary Blakesly, Shari Cooper, Alex Gonter-Dray, Tammy Weatherhead, Kim & Mike Bish, Leon Mable, Bud & Tanya Brown, Gloria Shanahan, Barbara Spurgeon, Tim & Mary Rathburn

Call to Order

Mr. Atkins called the meeting to order at 6:01 p.m.

Attendance

Mr. Atkins noted that Mr. Keeley, Jr., was absent. Ms. Cox made a motion to excuse Mr. Keeley, Jr.'s absence. Mr. Plant seconded the motion. The motion carried 4-0.

Approval of Minutes of the Planning Commission

Mr. Plant made a motion to approve the December 10th, 2024, minutes. Mr. Arnold seconded the motion. The motion carried 4-0.

Swearing in of Attendees Wishing to Speak at Meeting

The attendees were sworn in.

Old Business

Mr. Hammes confirmed that there was no Old Business on the agenda.

New Business – PC 25-0001 – Planned Unit Development – 7848 S. Brown School Road

Mr. Hammes introduced Case PC 25-0001. Eddie Hunt, of Addison Properties, requests the establishment of a Planned Unit Development on three parcels totaling 84.7577 acres +/-, located along the east side of South Brown School Road immediately south of Poplar Creek Road in the City of Vandalia. As proposed, the subject properties would be rezoned from the A – Agriculture

district to a Residential Planned Unit Development. The applicant also requests the approval of a preliminary plan for the proposed development.

Mr. Hammes explained that the applicant, Addison Properties, had previously submitted a rezoning application for this property, seeking an RSF-4 zoning district for the site. Having received feedback on that proposal from the Planning Commission, staff, and residents, the applicant chose to withdraw that application (PC 24-11) and resubmit with a revised application. The revised application is a better fit for a Planned Unit Development, as was suggested in September 2024.

Mr. Hammes described the property in question, explaining that the site is currently zoned A – Agriculture. He reported that the bulk of the property is currently vacant, with one single-family residential structure on the lot at 7848 S Brown School Road. That lot would be absorbed into the development, and is included in this application.

Mr. Hammes described the surrounding area as primarily residential in character, with the Foxfire subdivision and various single-family residential lots to the west. Several additional residential lots are located to the north, between this site and Interstate 70, and to the south along Little York Road. Several industrial parcels are located to the east, though most are vacant apart from an indoor shooting range.

Mr. Hammes noted that the applicant was in attendance and would be available to answer questions from the Commission.

Mr. Hammes described the proposed preliminary plan for the development. He noted that lot placement and design, roadway design, and open space had all been adjusted since the previous proposal.

Mr. Hammes described the phasing plan for the development. Construction is intended to begin in December 2025, and each of the proposed four phases would take approximately 15 months to complete. The goal at this time is to complete the development in the 1st quarter of 2030.

Mr. Hammes discussed Land Use Density, a requirement of the Planned Unit Development district. He explained that the code requires that residential planned unit developments shall have no more than 6 dwelling units per acre. In this case, the gross density (encompassing the entire site) would be 1.96 dwelling units per acre. The net density, which counts only land being developed as roads, building lots, and designed open space, would be 2.75 dwelling units per acre. By either measurement, the proposed development meets the land use density requirements of the zoning code.

Mr. Hammes reported that there would be four new internal roads installed as part of the proposed development. All roads would be designed and built to City standards. Mr. Hammes added that additional upgrades would be required along South Brown School Road.

Mr. Hammes reported that the development would be served by a homeowner's association, taking responsibility for the maintenance of common areas, open space, and other amenities.

Mr. Hammes explained that the proposed development meets the criteria for a Low-Density Residential development as described by the 2020 Comprehensive Plan.

Mr. Plant asked about the design of the previous proposal. Mr. Hammes replied that a copy of the previous proposal was available. Referring to the current proposal, Mr. Hammes explained that the lots along South Brown School Road had been increased to 80 feet of frontage, allowing for larger homes and larger lots to create a transition between the Foxfire neighborhood and the interior of this development, among other changes.

Hearing no further questions, Mr. Atkins invited the applicant to address the Commission.

Mr. Jason Friedman, of Addison Properties, addressed the Commission. He thanked staff for their assistance in preparing the proposal, noting that it was intended to be an impactful and meaningful development for Vandalia.

Mr. Friedman explained that his firm had listened to the comments from Council, the Commission, Staff, and members of the public in developing this revised proposal for the newly-named Riverdale subdivision.

Mr. Friedman discussed the implementation of the 2020 Comprehensive Plan and the Zoning Code, noting that both documents provide guidance on how new Planned Unit Developments should be considered. He also highlighted that consideration was given to the surrounding areas.

Mr. Friedman explained that the Planned Unit Development was intended to provide for a flexible development that would not be feasible under a base zoning district. The development would go through multiple phases of review, including the preliminary plan review, an engineering review, and then final plan approval. At multiple points, Council and Staff have the responsibility to review and approve aspects of the development.

Mr. Friedman added that, once approved, the design of the development would be locked in. There could be no amendments to the design of the development, the lot layout or home designs, or any other standard without Council approval.

Mr. Friedman discussed the Preliminary Plan review criteria in detail, beginning with Criteria A which requires compliance with the Comprehensive Plan, Thoroughfare Plan, and other adopted plans and policies. He noted that the proposed roadway improvements to South Brown School Road would result in increased pavement area on that arterial street. Additional improvements include landscaping and a sidewalk along South Brown School Road.

Mr. Friedman highlighted several passages from the Comprehensive Plan that support the development of this site. He noted that “The development of new housing with more options for people to live in the town.”¹ was one of the most critical issues facing the future of Vandalia, according to those surveyed as part of the Comprehensive Plan.

¹ Vandalia 2020 Comprehensive Plan, Page 82

Mr. Friedman noted that the Comprehensive Plan was ahead of its time in pointing out national trends toward smaller lots requiring less maintenance. These types of lots were considered particularly attractive to multiple demographics.

Mr. Friedman discussed the Future Land Use Map, noting that the project site is listed as Low Density Residential. He added that the proposed development meets the definition of low density as described by the Comprehensive Plan.

Mr. Friedman discussed the proposed homebuilder for the site, Arbor Homes. He stated that the company has multiple products in a variety of designs that fit well with this development.

Mr. Friedman discussed the proposed open space for the development. 39.7 acres, or 46.7% of the site, would be designated and preserved as open space, far in excess of the 15% minimum found in the code.

Mr. Friedman discussed Criteria B, covering the phasing plan for the development. He explained that the four-phase plan was based on anticipated sales.

Mr. Friedman discussed Criteria C, covering access to public roads. He noted the development would comply with all regulations set forth by the City, as determined by the City's engineering staff. He added that the proposed improvements would satisfy all known traffic concerns within the development.

Mr. Friedman discussed Criteria D, covering the development's burden on public utilities and services. He highlighted letters from Montgomery County, the Vandalia Fire Division, and the Vandalia Police Division.

Mr. Friedman quoted from a letter authored by Rob O'Leary, Vandalia-Butler City School Superintendent. The letter acknowledges that the development would create some challenges for the district, but that the benefits outweigh those challenges.

Mr. Friedman discussed Criteria E, covering proposed covenants and restrictions. He reiterated that there would be a homeowners' association to manage common areas and open space, ensure compliance with architectural guidelines, and otherwise manage the site.

Mr. Friedman discussed Criteria F and H, covering the preservation of open spaces and natural areas. He noted that trees on the site were part of the visual appeal of the area, and the development was designed so as to preserve many of the trees already located at the site.

Mr. Friedman discussed Criteria G, relating to signage, street lighting, and other amenities on the site. One primary and two secondary entrance signs will be placed along South Brown School Road, as shown on the plan. Internal roadways are designed with a 50' right-of-way width, as determined by the City's standard construction drawings. Streetlights would be installed as required.

Mr. Friedman discussed Criteria I, relating to the design of the site. He noted that the site was designed to work with the natural contours of the area to create appropriate building lots.

Mr. Friedman discussed Criteria J, relating to the creation of additional costs and burdens to public services. He reported that all improvements relating to this development would be paid for by the developer, with no excess costs incurred by the City.

Mr. Friedman discussed Criteria K, relating to the impact of the proposed uses on nearby uses. He explained that this would be a residential neighborhood built across the road from a residential neighborhood, and thus the impact would be minimal.

Mr. Friedman discussed Criteria L, relating to the variety of home designs required by the development. He showcased some of the home options available and noted that the development would have sufficient variety in home design. He added that the development standards proposed for this PUD would require different home designs across the development to provide visual appeal.

Mr. Friedman discussed Criteria M, which covers paved areas in the development. He reiterated the design of interior roads and added that each home would have a driveway suitable for parking.

Mr. Friedman compared the design criteria for the proposed development with the criteria of the existing Foxfire subdivision. He highlighted the lower density in this development (1.96 units per acre) versus the aggregate density in Foxfire (2.3 units per acre) and the increased open space of the Riverdale development.

Mr. Friedman compared setback requirements, noting that the front, side, and rear yard setbacks are comparable between Foxfire and Riverdale.

Mr. Friedman discussed potential home prices. He noted that the median home price in Vandalia was \$135,800 at the time of the 2020 Comprehensive Plan. The average sales price in Foxfire was \$354,041 during the 2022-2023 period. Home prices in the Riverdale subdivision are expected to fall into the \$300,000 to \$500,000 range.

In summary, Mr. Friedman expressed the hope that his presentation had clarified any misunderstood facts regarding the proposed development. He noted that he does not attend many of these meetings with residents who support his company's proposals. He added that his company's goal was to make a difference in the community, which was why his company had chosen to do business in Vandalia.

Mr. Atkins thanked the applicant for listening to suggestions and concerns raised in the previous meeting. He asked if the utilities and roadways would be constructed in four phases, or if they would be constructed all at once.

Mr. Friedman replied that public utilities would generally be constructed according to the phasing plan, with some minor adjustments to make everything come together properly.

Mr. Atkins asked for more details about the proposed right-of-way improvements along South Brown School Road. Mr. Friedman explained that the east side of the road would be expanded and upgraded to match the west side. Those would include landscaping, sidewalk, curb, and additional pavement.

Ms. Cox asked if an additional turn lane would be added. Mr. Friedman replied that engineering had not yet been completed for the exact design of the road. He added that the road would be built to City requirements. Ms. Cox noted that concerns had been raised about the road widening, and that anything the developer could do to mitigate those concerns would be welcome.

Mr. Atkins asked about the new Riverdale name for the development. Mr. Friedman replied that the name was not yet final, and that it had been proposed by the company's marketing team.

Mr. Plant asked about the width of the interior roads within the development and whether those roads would accommodate two lanes of travel with cars parked on the street. Mr. Friedman replied that the road would be built to the standard 50' right-of-way width.

Mr. Plant raised concerns about the nearby railroad, asking if there were plans for a noise barrier of some sort. Mr. Friedman replied that there were no plans for a noise barrier at this time. He added that visual screening may be included, but that homeowners would be aware of the railroad tracks before building their homes.

Mr. Plant asked about lots set aside for patio homes. Mr. Friedman replied that no lots were set aside for specific floorplans. The intent was to allow buyers to select the home they want – which may result in more of one elevation than others. The development standards would require different styles of home even if the elevations were similar.

Mr. Hammes added that he would address the development standards for the Planned Unit Development district.

Mr. Arnold asked about parking on the street, noting that longer driveways would allow for less street parking. He added that increased front yard setbacks would facilitate this adjustment. Mr. Arnold also highlighted a discrepancy between the 30' front yard setback and a listed 35' setback on cul-de-sac lots.

Mr. Hammes explained that the lots on curves are being designed with additional front yard setbacks to account for the design of the home (and the shape of the lots). This does not conflict with the smaller minimum setback which applies to all lots (curved and otherwise). Reversing the approach, with some lots having setbacks smaller than the minimum requirement, would be a concern; however, that is not the case in this instance.

Mr. Arnold acknowledged that a resident at the previous meeting had suggested larger lots along South Brown School Road, which the developer had added to this proposal. He added that he would have liked to see more than just one row of larger lots.

Mr. Arnold raised a concern about the streetlights proposed for the development, noting that the “cobra head” fixtures were not appealing. Mr. Friedman concurred. Mr. Arnold remarked that some developers had chosen to install nicer fixtures in their neighborhoods, with their respective homeowners’ association covering the increased cost. Mr. Friedman replied that he would be open to discussing options along those lines.

Mr. Cron stepped forward to address the Commission. Mr. Cron discussed the improvements to South Brown School Road, noting that the intent was to mirror the improvements on the Foxfire side of the road. This would result in a widening of South Brown School for the entire length of this development. Sidewalk would be included. Some design work would be required at the north end to determine how to extend a culvert, which in turn might result in adjustments to the existing guard rail.

Mr. Cron noted that the improvements would be installed at the expense of the developer, with no cost paid by the City. He provided examples of similar developments where the developer covered those costs.

Mr. Plant asked if the improvements would alleviate the problems caused by increased traffic from this development. Mr. Cron replied that the most recent traffic counts show that this development would likely result in an approximately 5% increase in traffic, and that that traffic would be sporadic.

Mr. Cron added that the 50’ roadway is the standard width for residential streets in Vandalia. He pointed out that the entrance roads would be 60’ wide to accommodate the entrance to the subdivision.

Development Standards

Mr. Hammes reviewed the proposed development standards for the planned unit development. He explained that some standards fit the RSF-2 district, while others would fit a development in the RSF-4 district. Under the planned unit development, standards specific to this development (and *only* this development) may be approved.

Mr. Hammes explained that the standards of this planned unit development would apply even if the applicant was not the developer for some or all phases of the project. In a base zoning district, anyone who buys the property could build whatever they like, so long as that use fits the base district. Here, future developers would be forced to comply with these standards.

Mr. Hammes discussed Item 1 of the Development Standards dealing with permitted uses.

1. Permitted Uses

Permitted Uses shall be limited to the following:

- a. Single-Family Residential Housing (Lots 1-167 only)
- b. Passive Parks, Open Space, and Natural Areas
- c. Accessory Uses as permitted in the RSF-1 District

Mr. Hammes explained that single-family homes would be the only type of residential structures permitted in the development. This would prevent any sort of multi-family dwellings or apartments. He added that homes would only be permitted on the numbered lots and not the reserve areas set aside for open space or entrance signs. Passive parks would be permitted on all lots, as would the usual set of accessory uses such as sheds, home occupations, and so forth.

Mr. Hammes discussed Item 2 of the Development Standards dealing with site development standards.

2. Site Development Standards

SITE DEVELOPMENT STANDARDS – PC 25-0001							
Lots	Minimum Lot Area (Square Feet)	Minimum Lot Frontage (Feet)	Maximum Impervious Surface Coverage	Minimum Setbacks (Feet)			Maximum Building Height (Feet)
				Front Yard	Side Yard (Each Side)	Rear Yard	
31-35, 119-126	10,800	80	40%	30	7.5	35	35
1-30, 36-118, 127-167	7,425	55	50%	30	7.5	35	35
Reserve Lots A-C (Open Space)	43,560	100	N/A	N/A	N/A	N/A	N/A
Reserve Lot D (Entrance Sign)	2,700	N/A	N/A	N/A	N/A	N/A	N/A

Mr. Hammes noted that all building lots shared the same setbacks. The front yard setback of 30' results in lots that are slightly smaller than similar lots in base zoning districts, but that the width of those lots would be comparable to the base districts.

Mr. Hammes explained that the reserve lots have no standards for buildings because there are no permitted uses on those lots for which buildings would be permitted.

Mr. Hammes discussed Item 3 of the development standards relating to architectural standards.

3. Architectural Standards

The following architectural standards shall apply to all residential dwellings constructed on Lots 1 through 167, inclusive, except as otherwise noted herein.

- (a) Dimensional shingles on the roofs of all Dwelling Units.
- (b) Minimum of 6/12 roof pitch.
- (c) Minimum of brick wainscot on the front elevations.
- (d) Siding Materials will be fiber cement, wood and vinyl siding, provided that any vinyl siding shall be upgraded 0.044 thick siding.
- (e) Photocell controlled coach lights at each garage.
- (f) Sodded front yards.
- (g) Landscaping shall include a tree in each front yard, bushes and shrubs in each front yard and an additional tree on the corner lots.
- (h) Those lots located along South Brown School Road (Lots 31 through 35 and 119 through 126, inclusive) will be limited to Dwelling Units of 1,400 square feet and larger.
- (i) No two Dwelling Units with the same elevation and exterior color package shall be permitted on either side of each other and directly across the street for each other.
- (j) In all other instances, and for all other aspects relating to architectural standards, the requirements of the RSF-2 district shall apply.

Relating to item (j), Mr. Hammes noted that the RSF-2 standards would apply to any standard not otherwise amended here. He explained that the RSF-2 standards are the standards that apply to the bulk of the Foxfire development.

Mr. Hammes discussed Item 4 of the development standards relating to miscellaneous standards.

4. Other Standards

- a. Lots 31, 44, 45, 56, 79, 119, 126, 127, 137, and 167 shall have no usable frontage or vehicular access from Proposed Roads A or C, and all front and rear yards shall be oriented East/West for these lots.
- b. Lots 14-18, 34-40, 49-54, 64-69, 89-103, 109-112, 138-142, and 158-161, being located along curves, knuckles, and/or cul-de-sacs, shall have frontage measured at a setback of 35' due to the curvature of the front property line.
- c. Standards not otherwise listed as part of the Development Standards for this Planned Unit Development shall conform to the standards of the RSF-2 Residential Single-Family district.

Again, Mr. Hammes noted that standards not otherwise mentioned in the planned unit development would be governed by the standards of the RSF-2 district.

Mr. Atkins asked if there were any questions for Mr. Hammes.

Mr. Arnold asked about the measurement for the 1400 square foot homes along South Brown School Road. Mr. Hammes replied that the measurement relates to livable space within the home, not including garages or other similar spaces. He added that he had seen PUD requirements that discuss the home footprint or other criteria, but this requirement would apply here.

Hearing no further questions, Mr. Atkins opened the public portion of the meeting.

Public Meeting

Mr. Robert Shanahan, of 7733 South Brown School Road, addressed the Commission and read a previously submitted letter into the record. Mr. Shanahan characterized the revisions to the proposed development as trivial and suggested that they do not adequately address the concerns of the public.

Mr. Shanahan suggested that the letter from the school district supporting the development should not be considered until the district addresses the need for additional staff and classroom space caused by this development.

Mr. Shanahan suggested that the property includes protected wetlands which would preclude the development.

Mr. Shanahan suggested that the Fire Marshal does not have the legal authority to approve a development that does not conform to the standards of base zoning districts.

Mr. Shanahan referred to the letter from Montgomery County Environmental Services, suggesting that the letter does not in fact agree to serve the development and does not confirm adequate capacity.

Ms. Tammy Weatherhead, of 4555 Poplar Creek Road, addressed the Commission. She suggested that the scenic view of the wooded property would be destroyed by the construction of vinyl-clad homes. She urged the Commission to consider denying the application.

Mr. Alex Gonter-Dray, of 751 Foxfire Trail, addressed the Commission. He asked what materials would be used for the driveways. Mr. Atkins replied that they would ask the applicant to address that question. Mr. Gonter-Dray asked if there would be a sidewalk between Phases 1-3 and Phase 4. Mr. Atkins replied that there would be a sidewalk between those areas.

Mr. Gonter-Dray referred to the applicant's comparison between Foxfire and Riverdale. While the applicant is correct that some lots in Foxfire do have 55' frontage, the majority have 75' – 80' of frontage. He suggested that the open space at Riverdale is there because the land would be too costly to develop.

Mr. Gonter-Dray suggested that the letter from the school district should be invalidated due to a potential conflict of interest regarding the Board president.

Mr. Gonter-Dray expressed concern over the increased traffic. He noted that expansion would be needed for both South Brown School and Little York Road, which is complicated by the railroad. He requested that independent traffic studies would be required before any development is approved.

Mr. Gonter-Dray acknowledged that the site would likely be developed at some point. The concerns he and others have raised should be addressed before that development is approved.

Ms. Tanya Brown, of 4428 Poplar Creek Road, addressed the Commission. She referred to a letter she had submitted to the Commission and expressed concern over the state of Brown School and Little York Roads. She noted that Foxfire has not yet been completed, and the homes planned for that neighborhood would only add to the growth here that would need to be taken into consideration.

Ms. Brown suggested that the proposed development standards would not be effective at preventing look-alike houses in this development, which she characterized as a "monstrosity". She accused the applicant of manipulating the facts in his references to the minimum standards at Foxfire.

Mr. Alex Gonter-Dray returned to the podium to discuss the potential home prices from Arbor Homes. He highlighted discrepancies between prices in different jurisdictions. Mr. Gonter-Dray asked what options the City would have to control home prices in the event of market fluctuations.

Mr. Russell Muntz, of 825 Deerhurst Drive, addressed the Commission. He suggested that the proposed development offered no connectivity between Phased 1,2,3 and Phase 4. He requested a traffic study, noting that the widening of South Brown School will not be an improvement without a widening of Little York Road.

Mr. Muntz suggested that this development, combined with the expansion of Foxfire, would create significant problems regarding traffic. He stated that the 50' right-of-way width would not be adequate.

Ms. Sharon Hanby, of 4410 Poplar Creek Road, asked where she should send documentation. She also asked who exactly "City Staff" referred to.

Mr. Hammes replied that any emails sent in to permits@vandaliaohio.org had been forwarded to the Commission and would later be sent to Council with the Commission's recommendation.

Ms. Hamby asked who among the staff had approved the project, noting that the applicant had stated that they had the support of staff. Mr. Hammes replied that the applicants had worked with different staff members for different elements of the development.

Mr. Keith Hamby, of 4410 Poplar Creek Road, addressed the Commission. He asked if anyone had gone into the new Redwood development on Webster Street and suggested that it would be hard to find your home with all the units looking the same. He suggested that that development was supposed to be \$350,000 homes under a previous City Manager.

Mr. Hamby criticized the school district for replacing three trailers with new trailers as opposed to expanding their building.

Mr. Hamby pointed out that the grade on South Brown School had been worse in the past.

Chris and Gloria Vanderhorst, of 4393 Little York Road, addressed the Commission. They pointed out that they had not received a notice and thus had nothing prepared. Mr. Hammes replied that their notice had been returned as undeliverable and apologized for the error.

Mr. Vanderhorst expressed concern that the development did not adequately address the property rights of surrounding property owners. He suggested that the development would damage his property regarding runoff, removal of trees, and other issues.

Mr. Vanderhorst referred to comments made in the September 2024 meeting and suggested that the current proposal was "lipstick on a pig" and did not adequately address the concerns of the residents.

Ms. Vanderhorst referred to a letter she had submitted for the previous rezoning. Mr. Hammes confirmed that he could include that letter with the materials for this application.

Mr. Vanderhorst characterized the applicant's remarks as an insult to the residents who attended the meeting.

Ms. Vanderhorst stated that she did not want to look at vinyl-sided houses.

Ms. Gloria Shanahan, of 7733 South Brown School Road, addressed the Commission. She argued that the City should be focusing on the development of the downtown area rather than development at this site. She questioned whether anyone would want to spend \$500,000 to live in what amounts to a movie set with the same home throughout the neighborhood.

Ms. Shanahan characterized the traffic problems on South Brown School as terrible, noting that she has had to wait 3-5 minutes to turn out of her driveway.

Ms. Shanahan suggested that street parking would be more problematic in the evening.

Ms. Shanahan argued that the developer should be held to higher standards.

Ms. Barbara Breisch, of 898 Deerhurst Drive, addressed the Commission. She argued that this development would impact her property greatly. She recommended that the street across from Deerhurst Drive be offset from the existing street. She suggested that the new development should mimic Foxfire. She argued that homes of 1400 square feet are too small compared to her 3400 square foot home.

Ms. Breisch suggested that homes built near the railroad would be problematic.

Hearing no further comments, Mr. Atkins closed the public portion of the meeting.

Further Discussion

In response to the question regarding driveway materials, Mr. Friedman confirmed that driveways would be concrete in compliance with City code requirements.

Ms. Cox asked about the proximity of the railroad and whether homes needed to be set back a certain distance from the railroad. Mr. Hammes replied that homes would need to be an adequate distance from the railroad, but that there were not specific distances required.

Mr. Friedman added that the lots would need to abide by existing easements and other considerations.

Ms. Cox referred to her notes from a 2022 PUD application, pointing out that many of the comments from the Comprehensive Plan cited by Mr. Friedman had been cited in the previous case, suggesting that the concerns raised in the Comprehensive Plan regarding housing are valid. The Commission and Council use the City's Code and the Comprehensive Plan to evaluate each application.

Mr. Friedman concurred, explaining that his company follows the standards of the cities in which they operate. The company complies with all relevant regulations, whether state or local, and including Federal regulations such as those enforced by the EPA.

Mr. Arnold referred to the 2024 Downtown Market Study, noting that the study had recommended additional housing to create a market for new and desirable businesses in the downtown corridor. He suggested that the demographics of the City, including median household income and population, would benefit from increased development.

Mr. Arnold complimented the applicant for keeping as many trees as possible.

Mr. Arnold agreed with several of the residents, noting that this site will be developed at some point. He suggested that the next proposal might not be as beneficial as the current one, if this one is denied.

Planned Unit Development District Review Criteria

Mr. Hammes explained that the applicant was requesting approval of both the Planned Unit Development itself and the Preliminary Plan. On the advice of the Law Director, Mr. Hammes requested that the Commission review the criteria for both approvals. He added that there were 8 review criteria for the district and 13 criteria for the preliminary plan.

Mr. Plant commented that the City has the opportunity to benefit from a development that offers adequate housing. He noted that the front lots were good, but that the remaining lots were much too small. He suggested that the housing proposed here would not offer diverse enough products to attract residents in managerial roles or similar professionals. He agreed that the PUD would be a good option for the site, but that this proposal did not offer enough to attract residents.

Mr. Plant argued that the developer should do more to provide wider lots with better homes.

Mr. Atkins read the review criteria and staff comments into the record. Recommendations and decisions on Planned Unit Development applications shall be based on consideration of the following review criteria. Not all criteria may be applicable in each case, and each case shall be determined on its own facts.

- (1) The proposed amendment will further the purposes of this overall code;

Staff Comment: Staff feels that the proposed Planned Unit Development furthers the purposes of the code.

Mr. Plant disagreed with the Staff Comment. Mr. Atkins, Ms. Cox, and Mr. Arnold agreed. The Planning Commission agreed with the Staff Comment by a vote of 3-1.

Planned Unit Development District Review Criteria (Cont'd)

- (2) The proposed amendment and proposed uses are consistent with the City's adopted plans, goals and policies;

Staff Comment: Staff feels that the proposed Planned Unit Development, in its current form, is consistent with the City's goals and policies, including the density standards of the Zoning Code and the Comprehensive Plan.

Mr. Plant disagreed with the Staff Comment. Mr. Atkins, Ms. Cox, and Mr. Arnold agreed. The Planning Commission agreed with the Staff Comment by a vote of 3-1.

- (3) The proposed amendment is necessary or desirable because of changing conditions, new planning concepts, or other social or economic conditions;

Staff Comment: Staff feels that the proposed Planned Unit Development is necessary to set development standards and establish more restrictive architectural controls for the site than would be possible in a standard zoning district.

Mr. Plant disagreed with the Staff Comment. Mr. Atkins, Ms. Cox, and Mr. Arnold agreed. The Planning Commission agreed with the Staff Comment by a vote of 3-1.

- (4) The public facilities such as transportation, utilities, and other required public services will be adequate to serve the proposed use;

Staff Comment: Staff feels that the site has adequate access to transportation, utilities, and other required public services, given the proposed right-of-way improvements to South Brown School Road.

Mr. Plant disagreed with the Staff Comment. Mr. Atkins, Ms. Cox, and Mr. Arnold agreed. The Planning Commission agreed with the Staff Comment by a vote of 3-1.

- (5) The proposed rezoning will not adversely affect the economic viability of existing developed and vacant land within the City;

Staff Comment: Given the expected home values in this development, the lack of businesses adjacent to the site that would be harmed by the establishment of this development, and the lack of vacant land which would be rendered unusable by this development, Staff feels that the proposed development complies with this review criterion.

Mr. Plant disagreed with the Staff Comment. Mr. Atkins, Ms. Cox, and Mr. Arnold agreed. The Planning Commission agreed with the Staff Comment by a vote of 3-1.

Planned Unit Development District Review Criteria (Cont'd)

- (6) The proposed amendment is not likely to result in significant adverse impacts upon the natural environment, including air, water, noise, storm water management, wildlife, and vegetation, or such impacts will be substantially mitigated;

Staff Comment: Given the proposed preservation of green space as part of this development, Staff feels that the proposed Planned Unit Development complies with this review criteria.

Mr. Plant disagreed with the Staff Comment. Mr. Atkins, Ms. Cox, and Mr. Arnold agreed. The Planning Commission agreed with the Staff Comment by a vote of 3-1.

- (7) The proposed amendment will not constitute an instance where special treatment is given to a particular property or property owner that would not be applicable to a similar property, under the same circumstances;

Staff Comment: Staff feels that the proposed zoning is justified on the merits, and does not constitute special treatment.

The Planning Commission agreed with the Staff Comment by a vote of 4-0.

- (8) The proposed amendment would correct an error in the application of this Planning and Zoning Code as applied to the subject property.

Staff Comment: Staff feels that this criterion does not apply.

The Planning Commission agreed with the Staff Comment by a vote of 4-0.

Recommendation – Planned Unit Development District

Mr. Atkins noted that Staff recommended approval of the proposed Planned Unit Development district, including and incorporating the Development Standards as set forth in the Staff Memorandum.

Ms. Cox characterized the PUD as a much more palatable way to approach the project that includes much more detail than the previous proposal.

With that comment, Ms. Cox made a motion to recommend approval of the Planned Unit Development district. Mr. Arnold seconded the motion.

Mr. Atkins, Ms. Cox, and Mr. Arnold voted Aye. Mr. Plant voted Nay. By a vote of 3-1, the Planning Commission recommended **Approval** of the proposed Planned Unit Development District.

Preliminary Plan Review Criteria

The Planning Commission shall not recommend in favor of, and City Council shall not approve, a preliminary plan for a planned unit development unless each body respectively finds that the preliminary plan does the following:

- A. The proposed development is consistent with the Official Thoroughfare Plan, the Comprehensive Plan and other applicable plans and policies of the City of Vandalia;

Staff Comment: Staff feels that the proposed development is consistent with the letter and spirit of the Comprehensive Plan.

Mr. Plant disagreed with the Staff Comment. Mr. Atkins, Ms. Cox, and Mr. Arnold agreed. The Planning Commission agreed with the Staff Comment by a vote of 3-1.

- B. The proposed development could be substantially completed within the period of time specified in the schedule of development submitted by the applicant;

Staff Comment: Staff feels that the proposed schedule of development is reasonable and achievable.

The Planning Commission agreed with the Staff Comment by a vote of 4-0.

- C. The proposed development provides accessibility to public roads that are adequate to carry the traffic that shall be imposed upon them by the proposed development; that the number of vehicular access points to public roads from high traffic generating uses are minimized to limit the number traffic conflict points; and that the streets and driveways on the site of the proposed development shall be adequate to serve the users of the proposed development;

Staff Comment: Staff feels that the design of the proposed development meets this criterion.

Mr. Plant disagreed with the Staff Comment. Mr. Atkins, Ms. Cox, and Mr. Arnold agreed. The Planning Commission agreed with the Staff Comment by a vote of 3-1.

- D. The proposed development shall not impose an undue burden on public services such as utilities, fire, school and police protection;

Staff Comment: Based on statements provided by Montgomery County Environmental Services, Vandalia-Butler City School District, the Vandalia Fire Division, and the Vandalia Police Division, Staff feels that the proposed development meets this criterion.

Mr. Plant disagreed with the Staff Comment. Mr. Atkins, Ms. Cox, and Mr. Arnold agreed. The Planning Commission agreed with the Staff Comment by a vote of 3-1.

Preliminary Plan Review Criteria (cont'd)

- E. The proposed development contains such proposed covenants, easements and other provisions relating to the proposed development standards as reasonably may be required for the public health, safety and welfare;

Staff Comment: Staff feels that the proposed development complies with this review criterion.

Mr. Plant disagreed with the Staff Comment. Mr. Atkins, Ms. Cox, and Mr. Arnold agreed. The Planning Commission agreed with the Staff Comment by a vote of 3-1.

- F. The proposed development shall include adequate open space, landscaping, screening and other improvements;

Staff Comment: Staff feels that the proposed development complies with this review criterion.

Mr. Plant disagreed with the Staff Comment. Mr. Atkins, Ms. Cox, and Mr. Arnold agreed. The Planning Commission agreed with the Staff Comment by a vote of 3-1.

- G. The location and arrangement of signs, structures, parking and loading areas, material/waste storage, walks, lighting and related facilities shall be compatible with existing and future uses both within and adjoining the proposed development;

Staff Comment: Staff feels that the proposed development complies with this review criterion.

Mr. Plant disagreed with the Staff Comment. Mr. Atkins, Ms. Cox, and Mr. Arnold agreed. The Planning Commission agreed with the Staff Comment by a vote of 3-1.

- H. The proposed development shall preserve natural features such as watercourses, trees and rock outcrops, to the degree possible, so that they can enhance the overall design of the PUD;

Staff Comment: Noting the areas designated as open space and the preservation of natural features in those areas, Staff feels that the proposed development complies with this review criterion.

The Planning Commission agreed with the Staff Comment by a vote of 4-0.

Preliminary Plan Review Criteria (cont'd)

- I. The proposed development is designed to take advantage of the existing land contours in order to provide satisfactory road gradients and suitable building lots and to facilitate the provision of proposed services;

Staff Comment: Staff feels that the proposed development complies with this review criterion.

Mr. Plant disagreed with the Staff Comment. Mr. Atkins, Ms. Cox, and Mr. Arnold agreed. The Planning Commission agreed with the Staff Comment by a vote of 3-1.

- J. The proposed development shall not create excessive additional requirements for public facilities and services at public cost;

Staff Comment: Staff feels that the proposed development complies with this review criterion.

The Planning Commission agreed with the Staff Comment by a vote of 4-0.

- K. The proposed development shall not involve uses, activities, layout and building designs that are detrimental to the use of both the proposed facilities and/or nearby properties by reason of excessive traffic, noise or vibration, storm water flooding, air or water emissions, objectionable glare or lack of proper regard for privacy;

Staff Comment: Noting that the only proposed uses are residential in character or passive open space uses, Staff feels that the proposed development complies with this review criterion.

The Planning Commission agreed with the Staff Comment by a vote of 4-0.

- L. The proposed development has buildings designed with sufficient architectural variety and exterior surface complexity but including elements which serve to visually unify the development;

Staff Comment: Given the variety of home designs and their thematic similarities, Staff feels that the proposed development complies with this review criterion.

Mr. Plant disagreed with the Staff Comment. Mr. Atkins, Ms. Cox, and Mr. Arnold agreed. The Planning Commission agreed with the Staff Comment by a vote of 3-1.

Preliminary Plan Review Criteria (cont'd)

M. The proposed development has minimized the size of paved areas or provided adequate visual relief through the use of landscaped islands while providing adequate parking.

Staff Comment: As no standalone parking areas are proposed, Staff feels that this review criterion does not apply.

Mr. Plant disagreed with the Staff Comment. Mr. Atkins, Ms. Cox, and Mr. Arnold agreed. The Planning Commission agreed with the Staff Comment by a vote of 3-1.

Recommendation – Preliminary Plan

Mr. Atkins noted that Staff recommended approval of the proposed Preliminary Plan. He asked for any further comments or questions.

Ms. Cox thanked the members of the public for expressing their concerns and encouraged them to express those concerns to Council. She noted that she did not see a reason to deny the proposed plan at this time.

Ms. Cox made a motion to recommend approval of the Preliminary Plan for the Riverdale Subdivision. Mr. Arnold seconded the motion.

Mr. Atkins, Ms. Cox, and Mr. Arnold voted Aye. Mr. Plant voted Nay. By a vote of 3-1, the Planning Commission recommended **Approval** of the proposed Preliminary Plan.

Mr. Hammes reported that the recommendations of the Commission would be forwarded to the January 21st, 2025, Study Session. He added that the meeting would be held on Tuesday due to the Martin Luther King Day holiday.

In response to a question, Mr. Graham confirmed that members of the public would have the opportunity to address Council during the regularly scheduled meeting following the January 21st Study Session. No votes would be held on this application during the Study Session.

Mr. Atkins thanked the members of the public who attended the meeting and offered their comments.

Communications

Mr. Hammes reported that all cases from 2024 had been resolved or withdrawn, and as such the calendar was clear for 2025.

Mr. Hammes reported that some case numbers would be assigned to subdivisions that do not make it to the Planning Commission agenda. If it appears that case numbers are skipped, that is why. The change is due to new software being implemented for online applications and record-keeping.

Adjournment

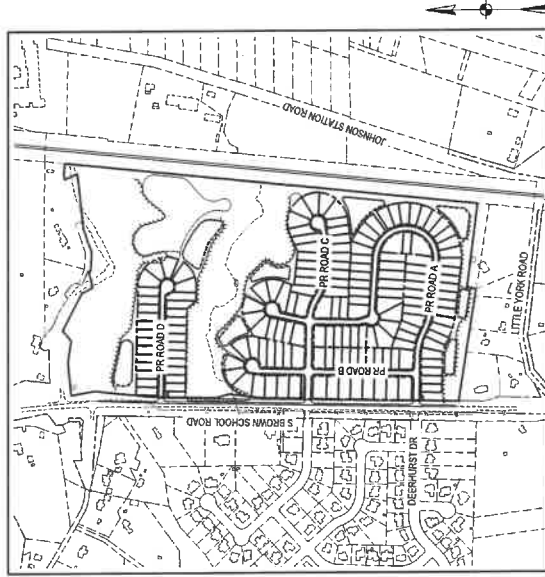
Mr. Atkins asked for a motion to adjourn. Ms. Cox made the motion. Mr. Arnold seconded the motion. The vote passed 4-0.

Mr. Atkins adjourned the meeting at 9:06 p.m.

Chairman

PLANNED UNIT DEVELOPMENT APPLICATION FOR RIVERDALE SUBDIVISION 7848 S BROWN SCHOOL ROAD VANDALIA, OH 45377

PROJECT DESCRIPTION
DEVELOPMENT OF A LOT 107 RESIDENTIAL SUBDIVISION WITH ASSOCIATED RETENTION, UTILITIES, AND LANDSCAPING.



INDEX MAP
SCALE: 1" = 400'

INDEX OF SHEETS

- | COVER SHEET | 1 |
|---------------------------------------|-----|
| EXISTING CONDITIONS & DEDICATION PLAN | 2 |
| PRELIMINARY SITE PLANS | 3-7 |
| PRELIMINARY LANDSCAPE PLAN | 8 |
| GRIFT FEATURE ENLARGEMENTS | 9 |
| SWAMPY CORNERS | 10 |
| FINISHED SITE PLAN | 11 |



VICINITY MAP
SCALE: 1" = 1,000'

ENGINEER OF RECORD



CONTACT: JAMES J. SMITH, P.E.
ADDRESS: 1000 N. STATE 100
COLUMBUS, OH 43212
PHONE: 614.467.7777
EMAIL: JSMITH@MANNIKSMITHGROUP.COM



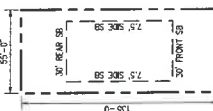
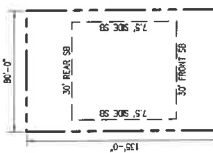
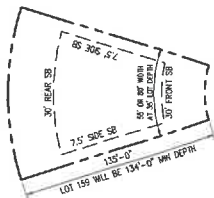
DATE	BY	REVISION DESCRIPTION	PROJECT DATE: 12/7/24
			PROJECT NO.: 240145
			1 / 11

[illegible]

MINIMUM LOT SIZE - C1

MINIMUM LOT SIZE - TYPE B

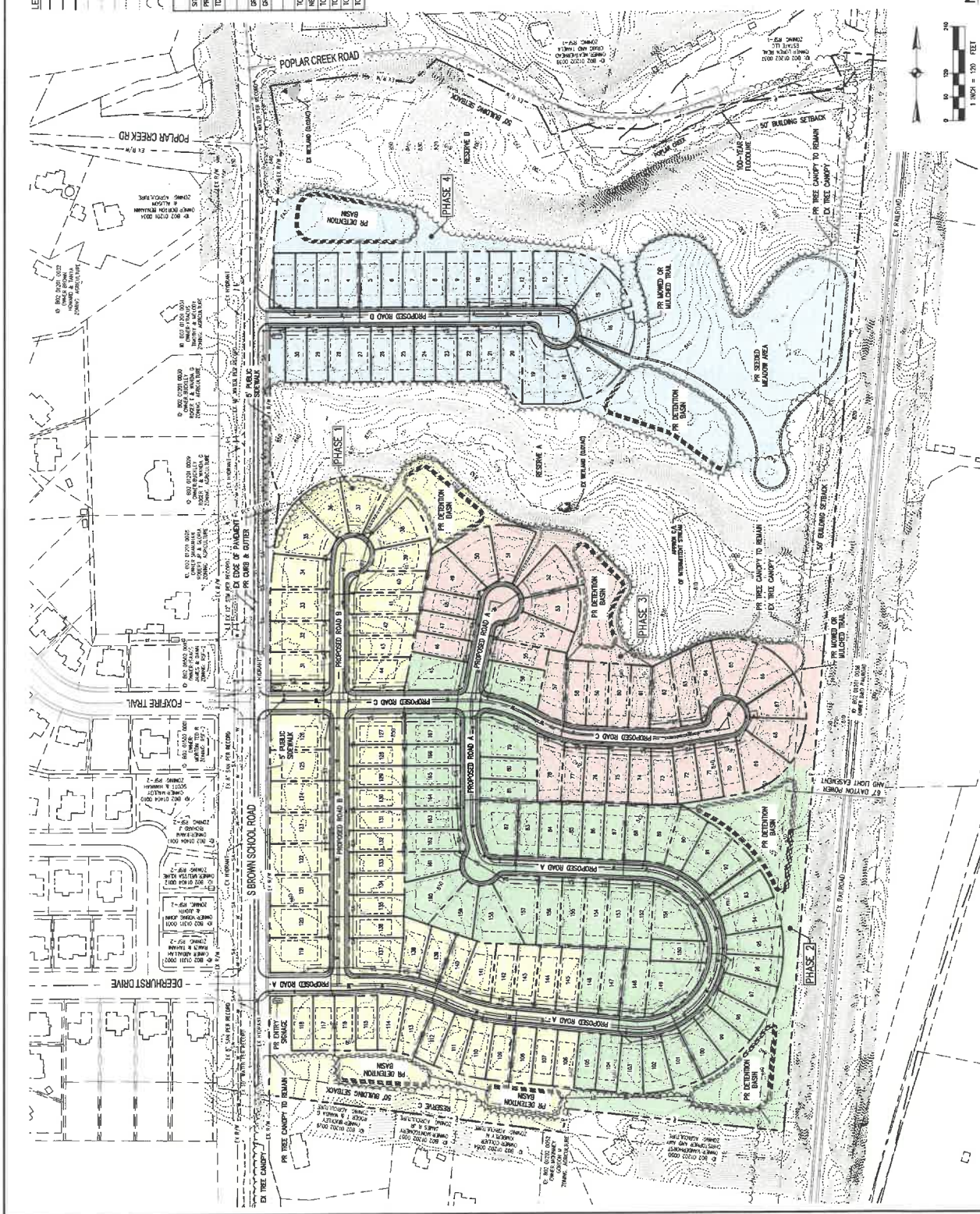
MINIMUM LOT SIZE - TYPE A



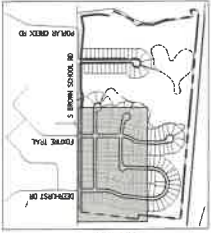
SITE ADDRESS	
SITE ADDRESS:	
PROPOSED ZONING:	
PARCEL NO.:	
TOTAL DRAINAGE AREA:	157
55' WIDE LOTS (TYPE A):	13
80' WIDE LOTS (TYPE B):	
GROSS DENSITY OF DWELLING UNITS:	41.96 DU/AC
GROSS OPEN SPACE:	23.09 AC / 4.63%
WOODED OPEN SPACE:	25.47 AC / 70.71%
OPEN GREEN SPACE:	14.41 AC / 13.46%
TOTAL DEVELOPMENT AREA (COLORED):	60.07 AC
NET DENSITY OF DWELLING UNITS:	27.5 DU/AC
TOTAL PUBLIC ROAD LENGTH:	5.790 LF
TOTAL SIDWALK LENGTH:	14.500 LF
TOTAL TRAIL LENGTH:	4.500 LF
TOTAL DETENTION AREA:	220.29 SF / 5.06 AC

LEGEND (EX-EXISTING) PR-(PROPOSED)

— EX R/W —	PR RIGHT OF WAY
— PR R/W —	PR RIGHT OF WAY
— P —	PROPERTY LINE
—	ADJACENT PROPERTY LINE
—	PR SETBACK
—	ROAD CENTRELINE
..... 850	MAJOR CONTOUR
-----	MINOR CONTOUR
- - - - -	EX TREE CANOPY
~~~~~	PR TREE CANOPY







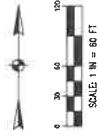
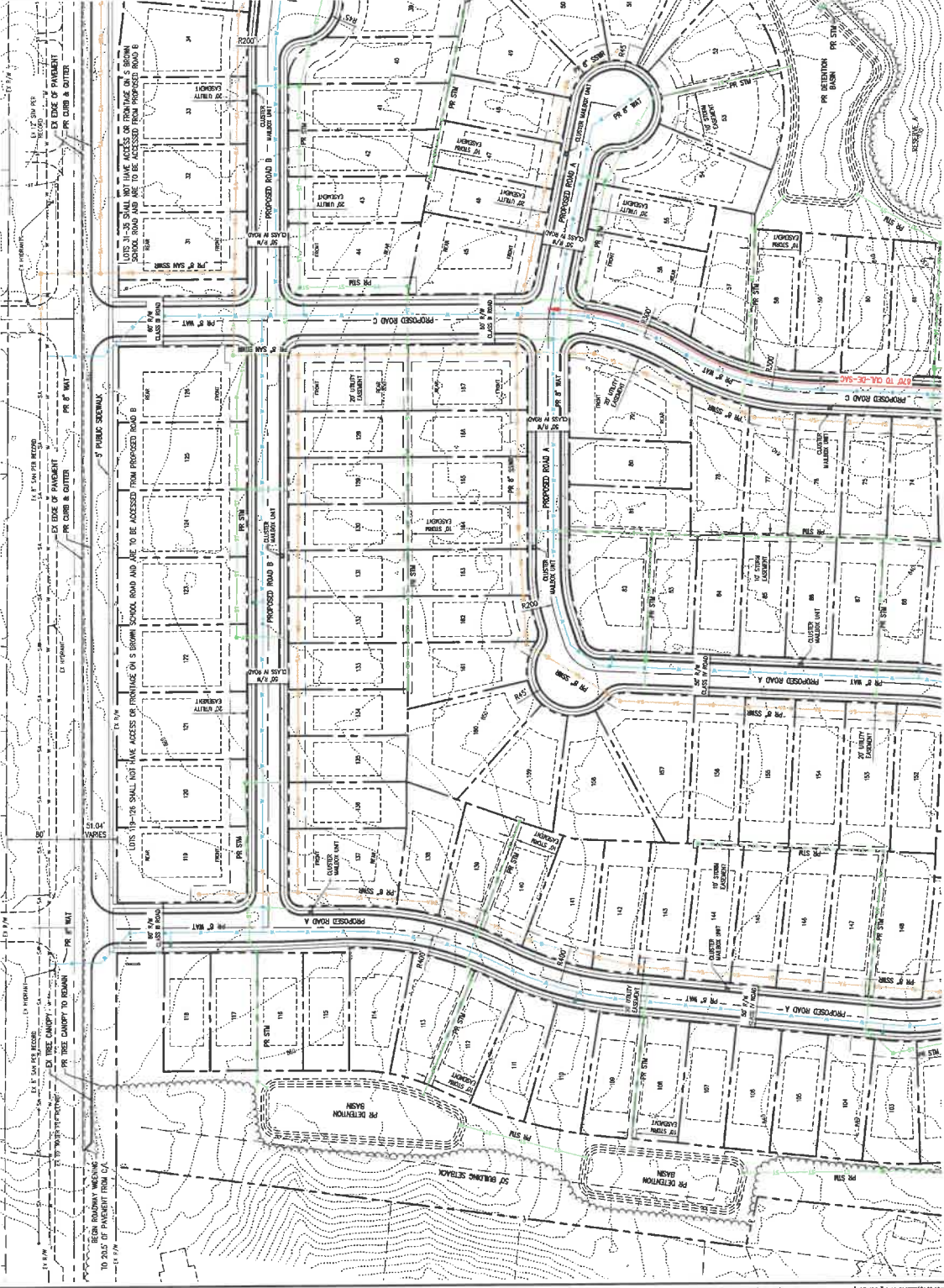
**KEY MAP**  
NOT TO SCALE

- LEGEND** (E=EXISTING) PR=PROPOSED
- |                        |                 |
|------------------------|-----------------|
| EX F/W                 | EX RIGHT OF WAY |
| PR F/W                 | PR RIGHT OF WAY |
| PR E/W                 | PROPERTY LINE   |
| ADJACENT PROPERTY LINE |                 |
| PR SETBACK             |                 |
| ROAD CENTERLINE        |                 |
| MAJOR CORNER           |                 |
| MINOR CORNER           |                 |
| EX TREE CANYON         |                 |
| PR TREE CANYON         |                 |
| PR STORM SEWER         |                 |
| PR SANITARY SEWER      |                 |
| PR WATER MAIN          |                 |
| PR MANHOLE             |                 |
| PR THE INTERIOR        |                 |
| PR CATCH BASIN/CHB     |                 |

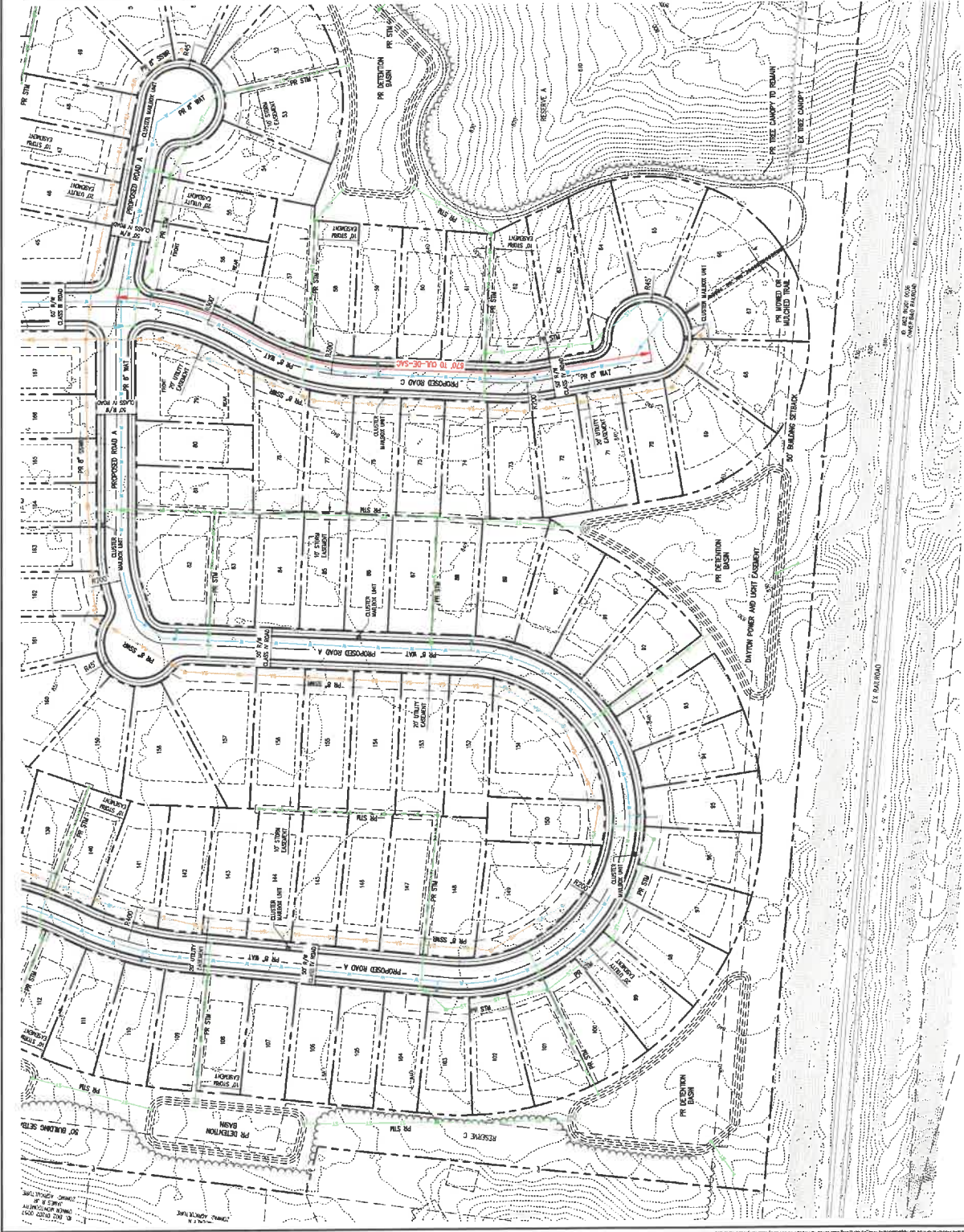
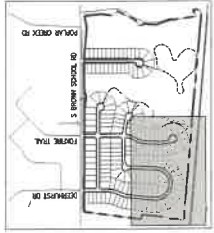
NOTES:

LOTS 119, 137, 126, 31, 127, 44, 167, 45, 79, AND 56 SHALL NOT HAVE FRONTAGE ON OR HAVE ACCESS FROM PROPOSED ROAD C. ALL HOUSE FRONT AND REAR YARDS SHALL BE ORIENTED EAST/WEST FOR THESE LOTS.

LOTS 14-18, 34-40, 49-54, 84-89, 89-103, 109-112, 130-142, AND 158-161 WILL HAVE FRONTAGE MEASURED AT 35' LOT DEPTH DUE TO FRONTAGE R/W BEING CURVED.











PRELIMINARY  
SITE PLAN

RIVERDALE  
SUBDIVISION

PUD APPLICATION FOR  
7848 S BROWN SCHOOL RD, VANDALIA OH 45377

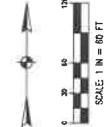
ADDISON  
PROPERTIES



TECHNICAL SPECIALIST  
CREATING THE FUTURE

PROJECT NO: 2016035  
PROJECT DATE: 12/10/2016  
FAC: 06048750  
SHEET NO: 0222  
SHEET TOTAL: 0225

NO	DATE	BY	DESCRIPTION

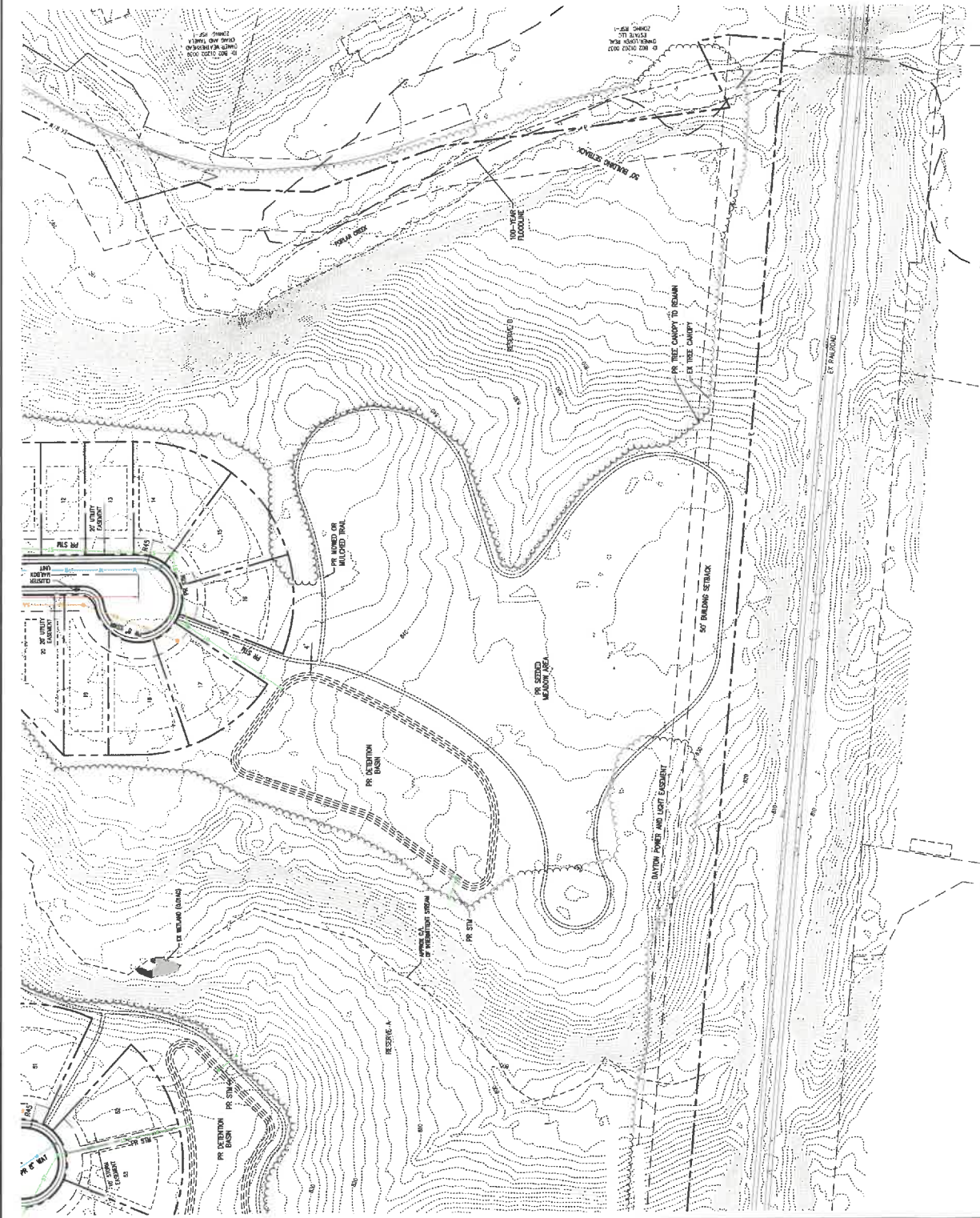


NOTE:  
1. LOTS 14-18, 21-23, 49-54, 64-68, 86-103, 109-112, 138-142, AND 158-161 WILL HAVE PROPOSED DECREASED LOT DEPTH DUE TO PROPOSED 50' TREE CANOPY.

KEY MAP  
NOT TO SCALE



- LEGEND (EXISTING) (PROPOSED)
- EX RIGHT OF WAY
  - PR RIGHT OF WAY
  - PR E/W
  - PR F/W
  - PR SETBACK
  - PR CENTERLINE
  - MAJOR CONTOUR
  - MINOR CONTOUR
  - EX TREE CANOPY
  - PR TREE CANOPY
  - PR STORM SEWER
  - PR SANITARY SEWER
  - PR WATER MAIN
  - PR MANHOLE
  - PR FIRE HYDRANT
  - PR CATCH BASIN/RAIN NILET





ENTRY FEATURE  
ENLARGEMENTS

RIVERDALE  
SUBDIVISION

PUD APPLICATION FOR  
RIVERDALE  
SUBDIVISION  
7848 S BROWN SCHOOL RD, VANDALIA OH 45377

ADDITION  
PROPERTIES  
4301 ENTERPRISE

PREPARED FOR:  
ADDISON  
PROPERTIES  
4501 ENTERPRISE  
PARADISE, SUITE 410  
EACHWOOD, OH 44122

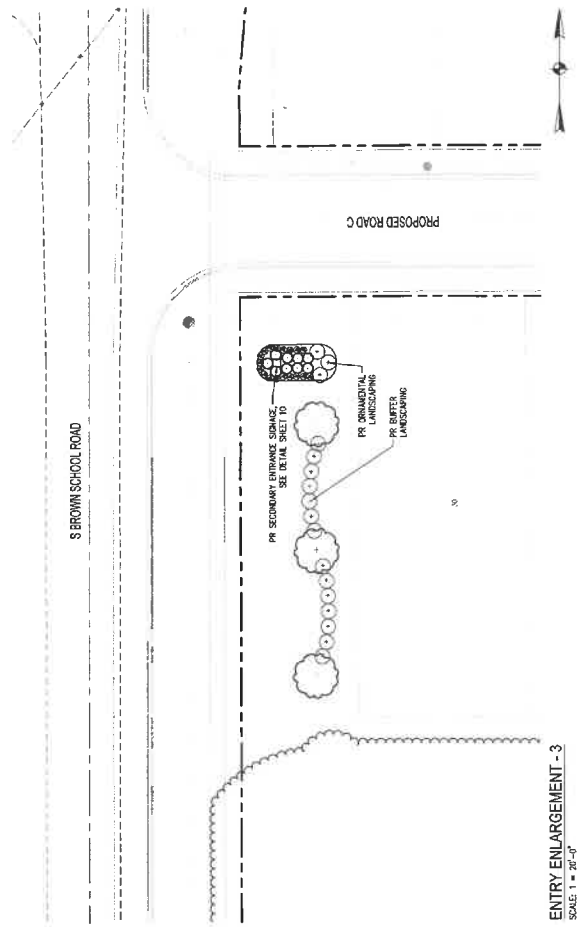
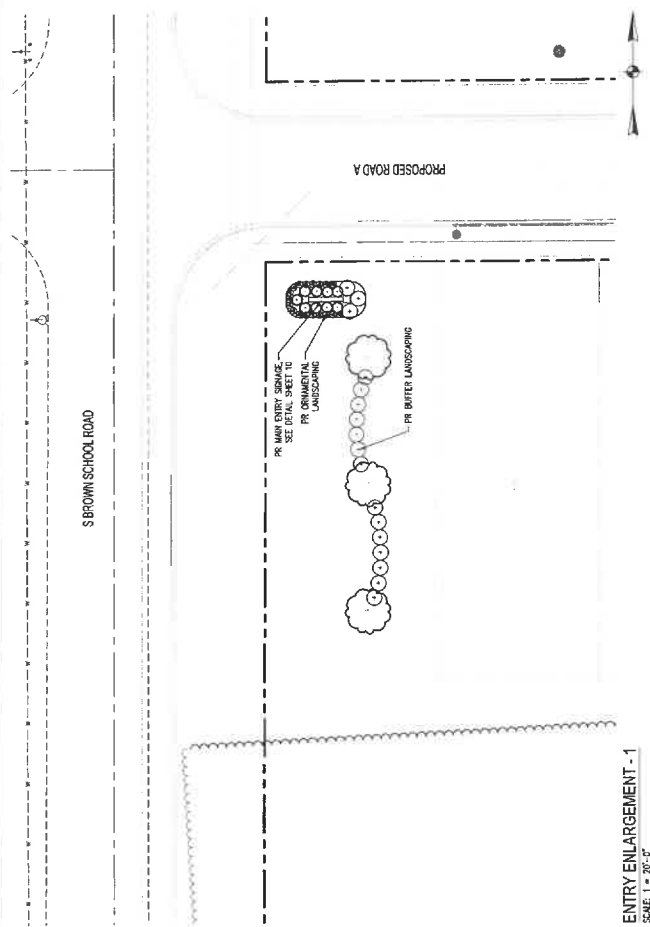
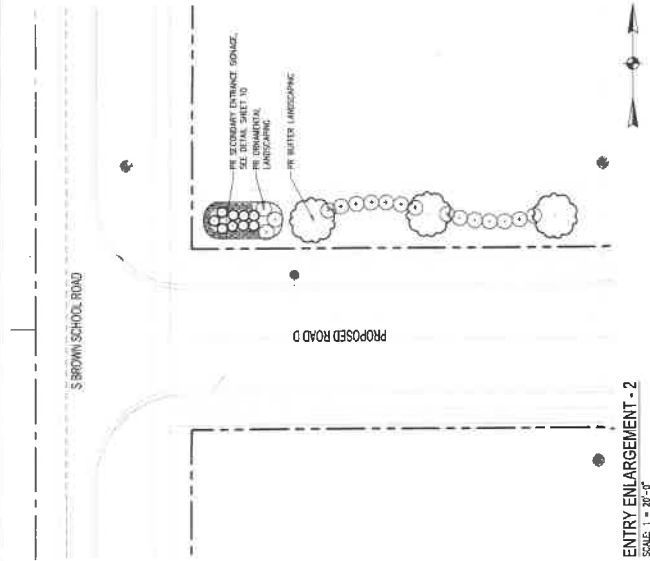
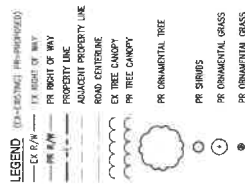


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1180 DUBLIN ROAD  
SUITE 100  
COLUMBUS, OH 43215  
TEL: 614/441.4222  
FAX: 614/488.7340  
PROJECT DATE: 12/11/2024  
PROJECT NO: 2401403  
DRAWN BY: MAM  
CHECKED BY: NAF

[illegible]





RENDERED  
SITE PLAN

PUD APPLICATION FOR  
RIVERDALE  
SUBDIVISION  
7848 S BROWN SCHOOL RD, VANDALIA

PREPARED FOR:  
ADDISON  
PROPERTIES  
4001 ENTERPRISE  
PARWAY, SUITE 410  
BEACHWOOD, OH 44122



1180 DUBLIN ROAD  
SUITE 100  
COLUMBUS, OH 43215  
TEL: 614.441.4222  
FAX: 614.441.7300

[illegible]

# the aspen II

## ELEVATION OPTIONS

ELEVATION A



SHOWN WITH BRICK OPTION A

ELEVATION B



SHOWN WITH BRICK OPTION B

ELEVATION C



SHOWN WITH BRICK OPTION C

ELEVATION D



SHOWN WITH BRICK OPTION A

ELEVATION E



SHOWN WITH BRICK OPTION B



2,176+ sq.ft.  
2 STORY  
4 BEDROOMS  
2.5 BATHS  
2 CAR GARAGE





## ELEVATION OPTIONS

ELEVATION A



SHOWN WITH BRICK OPTION A

ELEVATION B



SHOWN WITH BRICK OPTION A

ELEVATION C



SHOWN WITH BRICK OPTION A

ELEVATION D



SHOWN WITH BRICK OPTION A

ELEVATION E



SHOWN WITH BRICK OPTION A

the **cooper**



2,813+ sq.ft.  
2 STORY  
4 BEDROOMS  
2.5 BATHS  
2 CAR GARAGE



ELEVATION OPTIONS

CRAFTSMAN



TRADITIONAL



TUDOR



ELEVATION A



ELEVATION A



SHOWN WITH BRICK OPTION B

ELEVATION B



ELEVATION B



SHOWN WITH BRICK OPTION B

the cottonwood



2,324+ sq.ft.  
2 STORY  
3 BEDROOMS  
2.5 BATHS  
2 CAR GARAGE





# ELEVATION OPTIONS

CRAFTSMAN



TRADITIONAL



TUDOR



ELEVATION A



ELEVATION A



ELEVATION B



ELEVATION B



ELEVATION C



ELEVATION C



# the **empress**



3,200+ sq.ft.  
2 STORY  
5 BEDROOMS  
2.5 BATHS  
2 CAR GARAGE



# the **norway**

## ELEVATION OPTIONS

ELEVATION A



SHOWN WITH BRICK OPTION A

ELEVATION B



SHOWN WITH BRICK OPTION B

ELEVATION C



SHOWN WITH BRICK OPTION C

ELEVATION D



SHOWN WITH BRICK OPTION A

ELEVATION E



SHOWN WITH BRICK OPTION B



3,029+ sq.ft.  
2 STORY  
5 BEDROOMS  
2.5 BATHS  
2 CAR GARAGE



# the spruce

## ELEVATION OPTIONS

ELEVATION A



SHOWN WITH BRICK OPTION A

ELEVATION B



SHOWN WITH BRICK OPTION B

ELEVATION C



SHOWN WITH BRICK OPTION C

ELEVATION D



SHOWN WITH BRICK OPTION A

ELEVATION E



SHOWN WITH BRICK OPTION B



- 2,343+ sq.ft.
- 2 STORY
- 4 BEDROOMS
- 2.5 BATHS
- 2 CAR GARAGE





ELEVATION OPTIONS

ELEVATION A



ELEVATION A



SHOWN WITH BRICK OPTION A

ELEVATION B



ELEVATION B



SHOWN WITH BRICK OPTION B

ELEVATION C



ELEVATION C



SHOWN WITH BRICK OPTION C

the **ashton**



1,356+ sq.ft.  
RANCH  
3 BEDROOMS  
2 BATHS  
2 CAR GARAGE



## ELEVATION OPTIONS

ELEVATION A



SHOWN WITH BRICK OPTION A

ELEVATION B



SHOWN WITH BRICK OPTION A

ELEVATION C



SHOWN WITH BRICK OPTION A

ELEVATION D



SHOWN WITH BRICK OPTION A

ELEVATION E



SHOWN WITH BRICK OPTION A

## the **bradford**



1,611+ sq.ft.  
RANCH  
3 BEDROOMS  
2 BATHS  
2 CAR GARAGE





# ELEVATION OPTIONS

ELEVATION A



SHOWN WITH BRICK OPTION A

ELEVATION B



SHOWN WITH BRICK OPTION A

ELEVATION C



SHOWN WITH BRICK OPTION A

ELEVATION D



SHOWN WITH BRICK OPTION A

ELEVATION E



SHOWN WITH BRICK OPTION A

# the **chestnut**



1,801+ sq.ft.  
RANCH  
3 BEDROOMS  
2 BATHS  
2 CAR GARAGE



# ELEVATION OPTIONS



ELEVATION A  
SHOWN WITH BRICK OPTION A



ELEVATION B  
SHOWN WITH BRICK OPTION B



ELEVATION C  
SHOWN WITH BRICK OPTION C



ELEVATION D  
SHOWN WITH BRICK OPTION B



ELEVATION E  
SHOWN WITH BRICK OPTION B



ELEVATION F  
SHOWN WITH BRICK OPTION A



- 1,968+ sq.ft.
- 2 STORY
- 3-4 BEDROOMS
- 2.5 BATHS
- 2 CAR GARAGE



# ELEVATION OPTIONS



SHOWN WITH BRICK OPTION A



SHOWN WITH BRICK OPTION B



SHOWN WITH BRICK OPTION C



SHOWN WITH BRICK OPTION B



SHOWN WITH EXTERIOR PORCH AND BRICK OPTION B



SHOWN WITH BRICK OPTION A

# the juniper



- 1,760+ sq.ft.
- 2 STORY
- 3-4 BEDROOMS
- 2.5 BATHS
- 2 CAR GARAGE





# ELEVATION OPTIONS



ELEVATION A

SHOWN WITH BRICK OPTION A



ELEVATION B

SHOWN WITH BRICK OPTION B



ELEVATION C

SHOWN WITH BRICK OPTION C



ELEVATION D

SHOWN WITH EXTERIOR PORCH AND BRICK OPTION B



ELEVATION E

SHOWN WITH BRICK OPTION A



ELEVATION F

SHOWN WITH BRICK OPTION A



ELEVATION E SHOWN WITH BRICK OPTION A

the **palmetto**

- 2,581+ sq.ft.
- 2 STORY
- 4 BEDROOMS
- 2.5 BATHS
- 2 CAR GARAGE



ELEVATION OPTIONS



ELEVATION A



ELEVATION A

SHOWN WITH BRICK OPTION B



ELEVATION B



ELEVATION B

SHOWN WITH BRICK OPTION A



ELEVATION C



ELEVATION C

SHOWN WITH BRICK OPTION C



ELEVATION A SHOWN WITH BRICK OPTION A

the **walnut**

- 1,228+ sq.ft.
- RANCH
- 3 BEDROOMS
- 2 BATHS
- 2 CAR GARAGE





# STAFF MEMORANDUM

**TO:** Planning Commission  
**FROM:** Michael Hammes, AICP, City Planner  
**DATE:** January 14th, 2025  
**SUBJECT:** PC 25-0001 – Planned Unit Development – Supplemental Letters

This office has received comments from other offices, agencies, and members of the public regarding Rezoning Case PC 25-0001.

The following letters were received from the public. These are listed in the order received.

1. Kimberly Bish, 792 Foxfire Trail
2. Ed Burke
3. Robert & Gloria Shanahan, 7733 South Brown School Road
4. Tom & Bridget Johnson, 4432 Poplar Creek Road
5. Tanya Brown, 4428 Poplar Creek Road
6. Tammy Weatherhead, 4555 Poplar Creek Road
7. Kenneth Wood, 730 Deerhurst Drive
8. Sharon Hamby, Poplar Creek Road
9. Alex Gonter-Dray, 751 Foxfire Trail
10. Patricia Tackett, 7771 Johnson Station
11. Christopher & Amy Vanderhorst, 4393 Little York Road (Resubmitted)

In addition, the following agency letters were received prior to January 10th, 2025, and have already been included with the application materials.

1. Kenneth Stewart, P.E., Montgomery County Environmental Services
2. Rob O’Leary, Superintendent, Vandalia-Butler City School District
3. Scott Jacobs, Fire Marshal, Vandalia Fire Division
4. Kurt Althouse, Chief, Vandalia Police Division

## Michael Hammes

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**From:** Kimberly Bish <kbish524@gmail.com>  
**Sent:** Sunday, January 12, 2025 10:53 PM  
**To:** DES Permits; Michael Hammes  
**Subject:** Addison Properties

[EXTERNAL EMAIL]

Planning Commission Member's,

We are sending this e-mail in regards to the revised proposal submitted by Addison Properties regarding the 85 acres situated on S. Brown School Road, across from the Foxfire Subdivision.

In reading the PUD application there are several concerns that stand out. This is pretty much the same proposal that council previously rejected just rewritten in a more appealing manner.

This residential development should mirror the Foxfire neighborhood, keeping the same visual appeal with lot size, property value, brick wainscot on the front elevations as a minimum, street width, to just point out a few things that are obviously missing from the Addison proposal.

It seems that a traffic study has not been conducted, which is certainly putting the cart before the horse. From personal experience, making a left hand turn out of the Foxfire neighborhood onto Brown School in the mornings during rush hour, especially when timed perfectly for the school buses can be a challenge. Also coming up the hill from Little York and then trying to turn into Foxfire you have to wait for a break in traffic and watch your mirrors to make sure that other drivers coming up the hill are prepared to stop on a dime for stopped traffic. Consideration needs to be made as well that there is also a new division being built in Foxfire which is going to be yet more additional traffic. When folks are pulling out of Foxfire/Deerhurst there will now be an additional safety issue of individuals pulling out of the Riverdale Subdivision. I truly feel this is a concern, especially being at the crest of a hill.

On mornings when trash pick up is on Brown School, because of the narrow road and no passing zones it also causes a traffic back up. Driving into town around 4:30 PM on Brown School to turn left at the traffic light on National there is always a traffic back up because of employees getting off of work to head home. This is the same going the opposite direction towards Little York.

Have you thought about busing for students and the routes that they will take? All of the streets in the new area end up in a cul -d -sac. Will students have to walk to a specific corner to catch a bus?

I understand that the proposed speed limit will be reduced to 35 MPH, however will that really be enforced? As it is now, most traffic on Brown School doesn't abide by the 40 MPH traffic limits.

In regards to the school district. While I appreciate that they are looking out for the increased tax base for our City, I don't really believe the additional housing is going to lower anyone's taxes. Taxes always go up,

never go down. We all know this. Also have they considered the new housing within Foxfire? Just as an example if between the 2 new developments, if 100 of those houses have 2 students, that is an influx of 400 new students in the school system. Is there enough staff, classroom sizing, transportation to support the eventual outcome once the lots are sold?

There is also open discussion about the shooting range being re-established, the railroad tunnel on Little York road being able to support the additional traffic flow, and the railroad noise factor. Does our City have a strategic evacuation plan in place in the event there is a situation similar to Richmond Indiana?

While we are in support of growing our City, perhaps we should first focus on giving it a home town feel/charm like you see in Tipp City or Troy, something that invites people. That would bring people to our City which would increase our growth and revenue.

Once the development is in place, it is a done deal. That is why we need to think this through thoroughly and explore other alternatives for building up our City that will have a long lasting positive impact.

Thank you for letting us express our concerns,  
Mike and Kim Bish  
792 Foxfire Trail

## City of Vandalia

RE: Planning Commission Case PC 25-0001

ATTN: Planning Commission

I have read the proposed Planned Unit Development concerning 85 acres on S. Brown School Road and I have both questions and concerns about this issue.

- Schools – classroom size with an increase student enrollment and a negative impact on the learning environment.
- Fire – The Poplar Creek cul-de-sac comparison is apples vs. oranges to me. Consider the parked vehicles on the street of the new development in comparison to Poplar Creek. With all model homes proposed, they all have two car garages and that will increase the amount a vehicles parked on the streets of the development.
- What will be the residential zoning – RSF-X
- The 'Low Density' designation is misleading due to the map showing the housing very close to each other, nor as depicted in their images to show potential buyers



- The surge in additional cars will be **in addition to the new development behind the Foxfire subdivision** as well as the increased traffic with delivery services (UPS, FedEx, Amazon, Doordash, etc.) as well as other service and maintenance services.
  - Additional/modifications of traffic lights at Deerhurst and Foxfire Trail
  - Upgrades to existing light at Brown School/Little York
  - Upgrades to existing light at Brown School/National Road
  - Additional traffic lanes may not be a possibility at certain areas

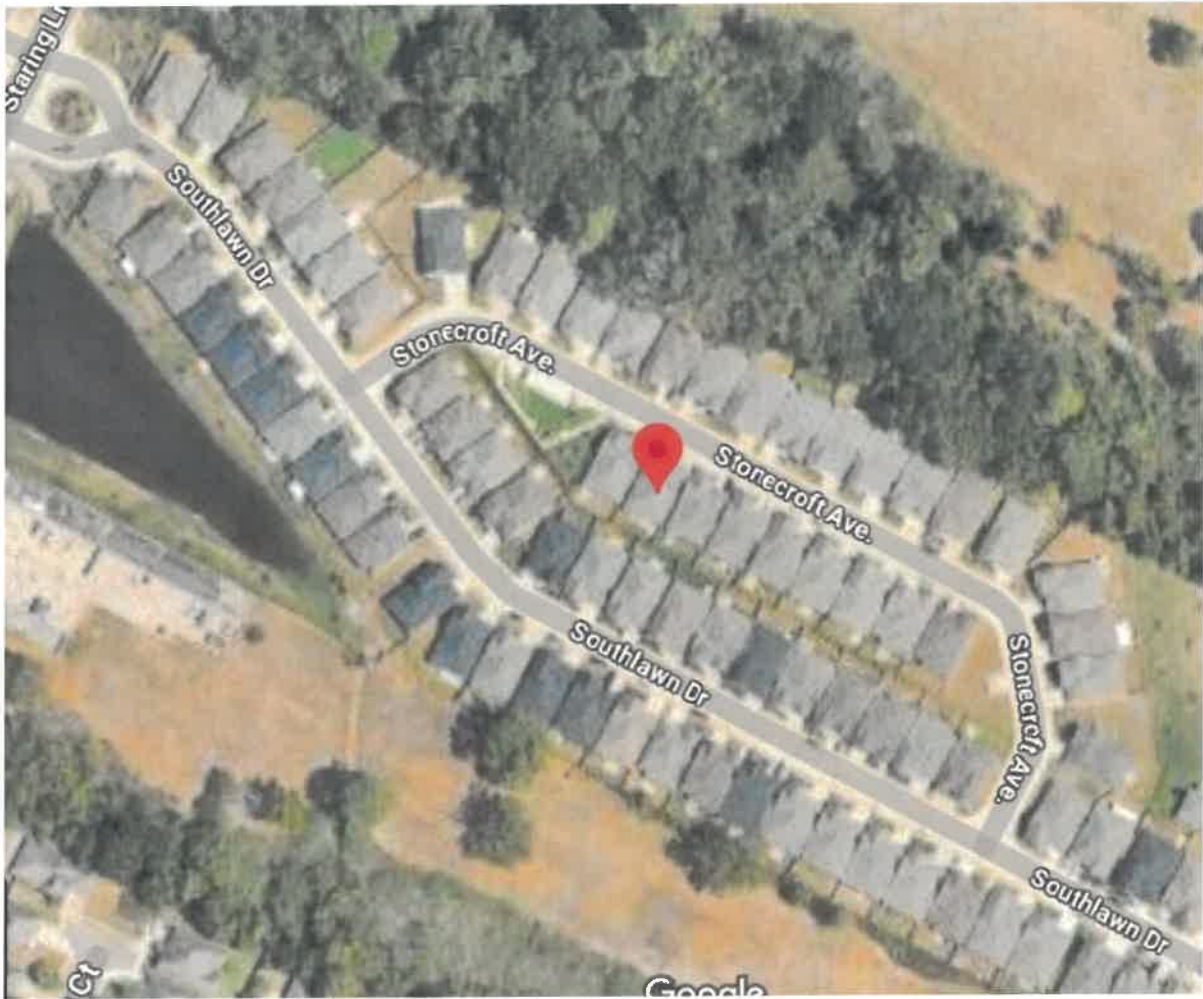
**NOTE:** The traffic is already congested during peak hours at each end of Brown School Road and will continue to get worse. **The city should consider performing Traffic**

**simulation/study now vs. after the fact to better determine how to alleviate the future congestion to confirm the viability of the future street/traffic improvements.**

- Would Redwood be able to “short term” rent such as an Air BNB? The city should consider prohibiting short term rentals for the new development as well as the entire city. I happen to have an Air BNB next door to me, and it is not desirable with certain renters. It is a burden on our police to keep certain groups in order as well as the property itself is not well maintained. They were notified by the city last summer to cut the ‘grass’. This impacts property value of the neighborhood due to neglected property maintenance and an abundance of vehicles with certain renters who have large gatherings.
- I also feel HOA’s are a money grab with only getting a bare minimum effort for property maintenance.
- I would like to be better informed how the ‘cluster’ mailboxes are used, the size and why they are necessary.

I have included images of a family members subdivision to consider what it may look like once developed. The gated community has very nice homes on the interior but as you can see the outside is very cramped. One of the biggest complaints is the Amazon/FedEx/UPS deliveries in the cul-de-sac’s as well as everyone who park on the street has to use a portion of the sidewalk to park. If they do not, ONE car cannot get through the area.

















I will ask the city **AGAIN** to notify more residents regarding matters of such. I feel all the Foxfire neighborhood should have been notified as this rezoning will directly impact all of Foxfire residents.

I do feel a residential development would be positive for the city if careful thought is given prior to the rezoning of the property. I ask the city to have due diligence and put careful thought into this issue.

Respectfully,

Ed Burke  
Foxfire resident

These concerns are about Planning Commission Meeting Case PC 25-0001

After careful review of this PUD submittal and the documents submitted last fall, they appear to be nearly identical proposals except for three minor modifications:

- 1) 167 lots vs 174 for a net loss of seven lots
- 2) 13 vs 18 lots backing up to South Brown School Road (80 ft vs 55 ft wide lots)
- 3) the plans have been wrapped in a Planned Unit Development (PUD)

These proposal modifications are trivial and do not address the community's concerns about the previous proposal from last year. This begs the question why the city is evaluating this package again. The original submittal was rejected 4-0 by the Planning Commission and Addison Properties withdrew the proposal from consideration before the City Council could conduct a vote. The following comments highlight my concerns over how this proposal would impact our community in the short and long term.

First, the proposal states “Addison Properties is working in cooperation with the Vandalia Planning and Zoning Department to ensure that adequate improvements are made to the existing roadway infrastructure to help minimize the impact of additional traffic that will result from the proposed development”? What is the current status of that plan and when will the details of that plan be shared with the community? How many additional cars are being planned for? Remember there will be a simultaneous increase in cars in Foxfire due to the addition of approximately 60 new homes currently being developed and built. Has a traffic study been performed to determine what effects a potential 500+ car increase from the 167 homes being considered in this proposal and approximately 60 new homes in Foxfire will have on the South Brown School Road corridor? Does the City commit that roadway construction associated with this proposal will not push back improvements to other roadways throughout our community?

I assume that the plan will be finalized and all factors associated with construction costs and schedule will be fully understood and budgeted for before voting on this proposal takes place. Hopefully, the City can confirm this.

I'd like to also address the impact of this proposal on our school district. A letter to the City of Vandalia Council from the Vandalia-Butler City Schools, dated October 21, 2024, notes that they agree with this proposal and conclude that the single overarching reason for approving the addition is to reap the financial benefits despite admitting that there are definite challenges.

Quote: "While there are definite challenges as noted above, we believe we could address those challenges to reap the financial benefits expressed above."

The challenges that are noted by the School District include an inability to accommodate this surge of students in our buildings as well as traffic concerns at Smith. Has the District performed cost analyses on the solutions that would be required to solve the building space issues to accommodate these students? The District notes a likely need for modular classrooms. How much would this cost? Where would these modular classrooms be placed? How would this impact the learning environment for the students in our community? Furthermore, has the District budgeted for construction work to

accommodate traffic flow at Smith? The District also notes that staff will need to be hired due to these additional students. How many staff will need to be hired? At what schools? What is the total associated cost of adding these staff members? I trust that the City will not consider this proposal until such evaluations/plans are finalized and shared with the public.

The letter also states “New, additional homeowners in the District would benefit taxpayers in the District, as more people will pay taxes which will lower the amount current taxpayers are paying”.

When can I expect the City to lower my taxes and by how much will the City be lowering my taxes? If this is not being considered as a result of this proposal, I would respectfully ask that it be removed from the letter within the proposal.

Within the proposal, there is an email from the Vandalia Fire Marshal stating that the Fire Marshal and Fire Chief will approve a violation of the City ordinance included in this proposal. In the same email thread, the Zoning and Planning Coordinator points out that the city zoning code permits a maximum cul-de-sac length of 600 feet. The proposal includes a cul-de-sac of 737 feet, 23% above the approved length. I am not familiar with the City ordinance that grants the Fire Marshal and/or Fire Chief the authority to override Vandalia City zoning codes. Which employee of the City can direct me to the text that permits this action to be taken?

The proposal seems to be missing a letter that states that the Montgomery County Department of Environmental Services has adequate capacity for water and sewer services for the proposed development. I do, however, see the letter from the department that states that public water and sanitary sewer mains are available along the west side of South Brown School Road. Has the City ensured that there is capacity for water and sewer services? Again, I trust that the City will finalize all of these details before this proposal is considered.

The Development Statement claims “Homeowners will be within walking distance of the City’s existing parks and commercial districts.” This is included because it is a required part of the definition of Low-Density Residential that Addison Properties is claiming this development meets. I firmly disagree with this statement and find it blatantly misleading. The most accessible park from this proposed development is a mile north along a narrow and busy road with a 40 MPH speed limit. There is not a sidewalk that connects the park to the proposed development location.

The view looking east from South Brown School Road along this development will be tightly packed vinyl-sided homes within fifteen of each other looming over privacy fences. This certainly does not convey the Low-Density Residential look and feel of the current South Brown School Road corridor as stipulated in the Future Land Use section of the City of Vandalia 2020 Comprehensive Plan.

The plans indicate that there are two isolated wetlands present in the proposed development area. Under the Ohio Isolated Wetland Law, the following activities are prohibited without obtaining the necessary permits:

**Draining or diverting water:** Altering the water flow into or out of an isolated wetland, which can significantly impact its water levels and the survival of wetland plants and animals.

**Degrading water quality:** Introducing pollutants, such as chemicals, sediment, or excessive nutrients, into an isolated wetland, can harm aquatic life and impair the wetland's ability to filter and purify water.

Three proposed storm drains, each leading from one of three separate proposed detention basins, are to be located uphill of one of these isolated wetlands. I assume Addison Properties is aware of this permitting process and I ask that these permits, as well as the plans for ensuring the ecological integrity of these two isolated wetlands in the future, be added to this proposal before voting takes place.

I appreciate the City hearing these concerns and look forward to discussion about this proposal and its impact on our community.

Robert & Gloria Shanahan  
7733 South Brown School Road

January 13, 2025

City of Vandalia  
Planning Commission

Re: New Proposal submitted by Addison Properties – 85 acres on S. Brown School Rd.

Dear Planning Commission Members,

Though we have many concerns about the proposed development on S. Brown School Rd., our biggest concern is the traffic. There are already so many issues with traffic on S. Brown School Rd. and Little York Rd. I can't imagine adding a new housing development to this area and what it would do to already crowded roadways. It is already difficult at certain times of the day to enter S. Brown School Rd. from side streets due to traffic volume. Whenever there are accidents on I-75 or I-70 (which are frequent), everyone uses S. Brown School and Little York Rd. to get around the traffic backups and it becomes difficult for us to get to our homes because of the traffic volume. We feel like a traffic study is necessary before you can consider approving Addison's proposal.

When we moved to our home on Poplar Creek Rd. 18 years ago, we immediately fell in love with the area. We picked our home because it felt like we were in the country while being in the city limits. We knew we could make changes to the house to suit our needs, but it was the land and the surrounding area that sold us. We love the open fields, mature trees and wildlife that surround S. Brown School Rd. Please don't take that away.

Thank you for taking the time to consider our thoughts and concerns.

Sincerely,

Tom and Bridget Johnson  
4432 Poplar Creek Rd.  
Vandalia, OH 45377



Planning commission members,

We are writing to you today regarding the new proposal submitted by Addison Properties for the 85 acres on S. Brown School Rd. It is quite a bundle and on the surface could be considered impressive, but after digging into it, not that much has really changed since it's initial application which you unanimously rejected. Dressing it now as a PUD we understand offers the city more control but the new plan does little to address the original community objections.

One of the major concerns of the surrounding property owners and community was lot size and the overall density of the project. It appears that Addison's attempt to address that concern is anemic at best. By enlarging lots along S. Brown School only, they seem to want to camouflage the fact that the high density and extremely small lot size for the balance of the subdivision remains. Is reducing the lots with back yards exposed to S. Brown School from 18 to 13 and from 55' frontage to 80' meant to off set the density concern? This in no way is an acceptable reflection of the low density residential development recommended in the comprehensive plan for this area. These lots remain basically R-4 size lots. It also is no reflection of the lot size of the majority of Foxfire, the existing neighborhood this area was recommended to compliment. The fact that the developer has taken such minimal effort to consider the density issue is concerning.

We are also curious if the street will be wide enough for street parking on both sides. We see that the streets narrow from 60' to 50' (including walks, green space and curbs) Is that adequate space for on street parking and two way traffic to safely pass? We were not able to find the information on class 4 road but it seems to be minimum for a subdivision of this size.

The Vandalia/Butler school representatives have stated their support for the addition residential tax payers. We understand their desire for additional revenue. However, as we read the letter signed by the administration it raised questions. It appears their desire for additional funding outweighs their concern for the negative impact the additional students will have on the children, busing, teachers or facilities. We also find it interesting that they say the current taxpayers would benefit as this additional revenue will lower their tax burden. Maybe there is more to this than we understand but we doubt that anyone's taxes will be reduced because of this subdivision. Will the additional money from the state or additional property taxes reduce our current tax rate? If so, then doesn't that negate the gain and eliminate the funds to cover the additional cost for teachers and class rooms? Also, is the board taking into consideration the additional students they will be gaining from the new construction in Foxfire and the what we hear could be new housing proposed for Butler Township?

The City Fire Chief's letter states he is fine with overriding the 600 foot cul-de-sac code restriction. This allows for 737' and 670' ft cul-de-sacs with very high density housing. We assume this code was originally designed to address safety. Why would this restriction be put in place initially if it was not considered important enough to put in our city code? With a 50' wide roadway (walk to curb) access, will that allow for on street parking and fire truck access in an emergency? Will emergency vehicles have to back out of the long cul-de-sacs?

So many have concerns about the traffic and roadway structure of Brown School Rd. and Little York Rd. The Vandalia Chief of Police shared concerns and recommended a traffic study. It seems to only make sense to preform a traffic study BEFORE approval of this subdivision not after. The residents that currently live in Foxfire and others that interact with S. Brown School daily have genuine concern about the additional traffic and hazards that the additional traffic will create. If changes need to be made to the roadway based on that study, it would make sense to me that those changes need to

be addressed and planned for before this development is approved. Whoever would be responsible for making those changes and or improvements may not see that as viable. The hour glass nature of Brown School Rd. creates a constant merging in and out of traffic. This would seem to be a safety concern especially at the hill on Little York Rd. HOW MANY TIMES that one electric pole on Brown School Rd. has been taken out! Such a narrow road with no room for error. Even though this development would widen the road along their small section, that really offers minimal relief to the added traffic this area will experience. The sidewalks on S. Brown School will add little value as they will essentially connect this neighborhood to nothing. It will be isolated and require 100% motor transportation to access city parks, city amenities and commerce. This is not an area that lends itself to the connectivity the comprehensive plan recommends.

What about this HOA? That seems like a lot of land to be “owned and managed” by an HOA . It seems at 39 acres, there is a substantial amount of retention ponds, green space and undeveloped land to mow and maintain. We don’t have a tremendous amount of faith in leaving all that to care for to a company that is removed from the daily living in this neighborhood. And cluster mailboxes...is that something we do in Vandalia neighborhoods?

The exterior elevations and building material proposed by Arbor Homes are not in accordance with the quality or standards of Foxfire or other homes in this area. The comprehensive plan recommends this development maintain a quality that mirrors that of the surrounding homes. Vinyl siding is a low quality siding and should not be permitted in this subdivision. And the minimal amount of brick proposed also sets a low standard of quality for these homes. The Arbor Homes “Anti-Monotony Language” states that “No two homes with the same elevation AND exterior color package shall be permitted on either side of each other and directly across the street”. That doesn’t mean that the same elevation can’t line the street with only different color variations between them. Do we as a community wish to see vinyl sided homes stacked one on top of the other, 15ft apart, many that look exactly alike. Is that what we want for this lovely part of our city? Will that “contribute to the overall character of Vandalia” as outlined in the Vandalia PUD code description?

The owners and representatives of these corporations will not personally have to deal with what they build and leave behind. They will take their profits and be far removed from this development. The current and future citizens of Vandalia will have to live with the consequences of your decision today. We must take great care to protect this lovely community, keep it safe and a desirable place to invest, raise our families and grow old together. We cannot accept what seems to be the most minimal standards as laid out in this plan just to simply provide housing. We must grow a quality, value added, beautiful community that will bring an income and property resource that will truly benefit our city!

Thank you for taking my thoughts into consideration. We care deeply about this area of Vandalia and wish to see ourselves and our neighbors continue to enjoy the quality of life we have here.

Respectfully submitted,

Howard and Tanya Brown

4428 Poplar Creek Rd.

Vandalia, OH 45377

## Michael Hammes

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**From:** tamela weatherhead <taw1468@yahoo.com>  
**Sent:** Monday, January 13, 2025 3:04 PM  
**To:** DES Permits  
**Cc:** Michael Hammes  
**Subject:** Case PC25-0001; Addison Properties application for PUD

[EXTERNAL EMAIL]

To whom it may concern:

As a homeowner within 200 feet of the property that Addison Properties is requesting the approval to establish a PUD, I would like to say that I am not in favor of the current plan.

After looking at the new request by Addison Properties, from my perspective, nothing has changed from their original request to have the 84.7577 acres rezoned to an R-4.

They still are requesting to put the same number of homes on the same amount of acreage, creating the same traffic issues that were one of the biggest concerns for the surrounding neighbors, as well as anyone using Brown School Road. They state that all 3 entrances/ exits of the subdivision will line up with existing roadways, this is not true. Only 2 of the entrances will line up with the Foxfire subdivision. The number of roads in and out of the subdivision will not alleviate the extra traffic on Brown School Road, nor will it make it any easier or safer for those of us utilizing Brown School on a daily basis. We already have traffic issues on normal days with turning in and out of all roads onto Brown School, especially where Route 40 from Taylorsville Dam joins Brown School Road. When there is a shut down of I-75 this becomes an even bigger issue. I agree with Chief Althouse that reducing the speed limit is a possibility, unfortunately if the reduction in speed limit on Route 40 thru town is any indicator of how few people drive the speed limit than this isn't going to help.

Although traffic, schools and emergency services are of great concern to me, I am most concerned about how a subdivision of this size and quality will impact my property value. As I recall from the previous attempt by Addison Properties to have this rezoned quite a few of the concerned community members/neighbors asked that something similar to Foxfire be considered for this property. It would be complimentary and keep all property values in the neighborhood from declining. Lower quality materials and high density housing is not comparable to Foxfire.

As a member of this community for the last 32 years, I would like to believe that the people we elect to City Council, the Mayor, the Planning Commission and all other elected and non-elected employees would listen to the residents of this city and not just the developer from another city that does not have the best interest of this community at heart.

Sincerely,

Tammy and Craig Weatherhead  
4555 Poplar Creek Road

[Sent from Yahoo Mail for iPad](#)

## Michael Hammes

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**From:** DES Permits  
**Sent:** Monday, January 13, 2025 3:14 PM  
**To:** Michael Hammes; Ben Graham  
**Subject:** FW: Concerning case PC 25-0001

**From:** Ken Wood <n5nx.tx@gmail.com>  
**Sent:** Monday, January 13, 2025 3:12 PM  
**To:** DES Permits <permits@vandaliaohio.org>  
**Subject:** Concerning case PC 25-0001

[EXTERNAL EMAIL]

Concerning case PC 25-0001

I object to the proposed plan. The lots and houses are too small.

I lived in a city in North Texas, 'The Colony', with similar small lots and small houses. I know that you have official approval from the police and fire departments, but let me share with you my experience from Texas. Because the houses were small, the garage was quite often used as another room or for storage. So cars were parked in the driveway. Households with several cars often parked the additional cars on the street. As a result, some neighborhoods had so many parked cars that the road was essentially one way. Worse, the Fire Department kept a map showing streets that a fire truck could NOT go down because there was not enough room. The final result was an area that was unattractive and unsafe.

Imagine how upset residents would be if there was a fire and the fire department could not access the home. And imagine the additional premiums residents would pay for homeowners insurance because of the additional risk. If this development is approved, it should be approved with wider streets.

I also object because the small lots and houses are not consistent with the existing Foxfire development on the other side of Brown School Road. I also object to the loss of the open land there. First, because it will impact the existing wildlife. Second, because I have experience with Plano Texas, a city that is 100% built out. Driving through Plano all you see is miles and miles of houses and strip shopping centers. The city no longer has the aesthetic appeal that brought people to the area 30 years ago. I'd hate to see Vandalia lose it's aesthetic appeal.

Finally, from a traffic perspective, I've seen morning rush hour traffic backup from Little York Road to Brown School @ Deerhurst Drive. And whenever there are major issues on Interstate 70, US 40 carries



the overflow. Large trucks proceed down Brown School to Little York to Webster to get to Interstate 75. A traffic light is going to be needed at one of the entrances to the proposed development.

Sincerely,

-Dr. Kenneth Wood  
730 Deerhurst Drive

## Michael Hammes

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**From:** DES Permits  
**Sent:** Monday, January 13, 2025 3:24 PM  
**To:** Michael Hammes; Ben Graham  
**Subject:** FW: PUD Brown School rd

-----Original Message-----

From: Sharon Hamby <khamby1@woh.rr.com>  
Sent: Monday, January 13, 2025 3:16 PM  
To: DES Permits <permits@vandaliaohio.org>  
Cc: khamby1@woh.rr.com; shamby1984@gmail.com  
Subject: PUD Brown School rd

[EXTERNAL EMAIL]

Traffic safety has not been reviewed or considered for this project. Cost for this should not be placed on taxpayers. The proposal should not be voted on UNTIL traffic safety issues are addressed appropriately and paid for by those looking to make profit.

The housing structures are not equal in quality to surrounding homes in the area: Foxfire, Poplar Creek

The lot sizes are more like a platt in Huber heights and display low standards in comparison to surrounding homes/lots.

The entire proposal is based on how much money the developers and other parties can make off of a bad deal for Vandalia residents. It is a win/lose matter and I hope our council can see past the money that owns our town.

Traffic is effected on the entire bottle neck area from brown school to little York, it's no value to add a pull into lane for the development.

Tax payers should bear no expense of the mess that is trying to be created. The proposal is way too dense and the location is very poor for traffic flow, beautification of land, noise reduction, and property enhancements. Vandalia didn't want warehouses; do you think they want an over dense, cheap quality housing development? State the facts, not fluff.

Vandalia seems to have a history of changing the rules as developers drag their feet because the profit dries up. Foxfire. Harmon Cadillac. Redwood APARTMENTS (supposed to be homes/townhomes) The railroad tunnel-HISTORICAL. the brown school rd interstate 70 overpass...still only single lane and will never change. Closed Poplar Creek Rd-east side, for what reason? There have been many traffic flow changes but none of them will enhance this disastrous development and the traffic disruption/safety issues it will add.

I think it is worth reminding the Vandalia citizens /developer that one of the oldest businesses in Vandalia is pursuing full operations as a shooting range. To my knowledge the railroad will continue to operate on the existing tracks.

We also think it represents lack of transparency to only notify property owners within 200 feet of this major proposal. Why was this changed and who benefits from this? Part of the city's goal includes transparency, yet this is a change in the wrong direction.

Please provide factual information to the public. Please don't allow the pockets of others to grow large while putting the expense burdens on tax payers. Please do the right thing for our community. No kick backs for those who are looking to make a buck on taxpayers backs.

Vandalia needs housing but we also need a lot of other "things" as well. This development is a bad move in the wrong direction. Don't allow a disaster to pile in on top of other issues Vandalia needs to address to make the community better for existing residents/businesses.

LISTEN to the people. STAY FOCUSED ON THE FACTS, not the money. Do the right thing. Inform residents that this developer doesn't build bike paths, doesn't build parks, doesn't enhance connectivity (which I'm not sure residents want). Connection from a rehab center to another rehab center? Connection of Super 8 to Poe Ave hotel?

Thank you,

Keith and Sharon Hamby

Homeowners(long term)- Poplar Creek Rd...about 300 feet away and must use Brown School Rd everyday. Years of school transportation issues due to failed traffic improvements.

Sent from my iPhone

January 13, 2025

Dear City of Vandalia Planning Commission, City Council, City Manager, Assistant City Manager and City Planner:

I am writing to you about Planning Commission Case PC25-0001 for PUD off South Brown School Road. My plan is to attend and speak at the meeting on Tuesday January 14, 2025, but I am sending to you now to all you time to review my concerns and comments since it is rather thorough.

- The reality is:
  - We understand at some point this area will be developed
    - But let's do it right
  - Even though the developer's proposal may hit most of the check boxes for Planning Commission based on their criteria, this proposal still does not address many of the past concerns from residents and should not be approved
  - However, Planning Commissioners and City Council should note the following concerns and do their homework to make sure this development enhances the city mission and addresses the concerns of its residents
- During the October 7, 2024, Council Study Session – Mr. Jason Freedman of Addison Properties made a comment that if the city felt this development should be a PUD, they would be happy to work with city requests to create a PUD
  - Based on the following evidence, this is hardly a PUD but the image of a PUD with very little change from original proposal
  - The reason for PUD was to keep the new development more like the Foxfire subdivision across from the proposed development on Brown School Road.

Proposal	RSF-2	RSF-4 (approx.)	Total (approx.)
Sept/Oct 2024	0	174	174
Dec 2024 / Jan 2025	13	154	167

- Note developer proposed to only develop approx. 55% of the 88 acres = approximately 48.5 acres developed – balance is retention/green space/woods
  - The new proposal only includes 13 RSF-2 homes and 154 RSF-4 homes
    - The original proposal was approximately 174 RSF-4 homes
    - Only decreases total # of homes by approximately 7 homes
  - This is not a PUD
  - It is putting RSF-2 Homes against Brown School Road for appearance
  - Still comes out to 0.28 acres/lot including streets – in developed areas
    - Previous was 0.27 acres/lot including streets – in developed areas
  - This is still not supportive of a PUD.
  - And this data, although it creates a PUD, provides very minimal data change to justify a PUD.
- Still does not address traffic concerns on Brown School Road and Little York Road
  - The developer needs to pay City of Vandalia for an independent traffic study for traffic volume over the course of 2-4 weeks (this way the data is not scewed)

- The study needs to cover traffic as follows:
    - Brown School south of Deerhurst Dr.
    - Brown School north of Foxfire Trl.
    - Little York Road east of Brown School
    - Little York Road west of Brown School
  - Traffic limitations & concerns we see:
    - Deerhurst & Brown School for traffic coming north on Brown School, especially during winter weather
    - Increased volume of cars up and down Brown School
      - Limited ability to widen Brown School from Deerhurst Dr. south to Little York
      - Limited ability to widen Brown School Road from I-70 overpass north to National Road towards Taylorsville Dam
      - Limited ability to widen Little York Road from Brown School Road west up the hill to Webster
      - Restrictions by tunnel under railroad on Little York Road east of Brown School Road
        - Rumor is that the Little York tunnel has a designation and can't be touched?
        - If this is the case, that is huge traffic hinderance being many treat it as a 1 lane tunnel
  - The developer should provide a street connecting section 4 to sections 1, 2, and 3 in case of accidents that could close Brown School Road for excessive periods of time.
- Style of homes and price points
  - I have reviewed Arbor Homes website and made a comparison of their base price points for models listed from Brookville (2), Clayton, Union (2), Beavercreek & Tipp City
  - See chart on page 3 (all data pulled from published minimum rates on Arbor Homes website January 13, 2025)
  - Price variances for same home/model have variances of \$58,000 to \$80,000 depending on location
  - How will the homes in this proposed development be priced?
  - Why should a homeowner want to build in Vandalia versus other neighborhoods for lesser price?
  - Other neighborhoods in this comparison don't have railroad tracks adjacent to their neighborhood
  - Why are the base prices for same models in the Union subdivisions having a \$20,000 or more price variance for the same models?
  - So how will price points for this proposed development defined?



Development	City	School District	Ranch Style				Two Story							
			Braford B	Chestnut	Ash ton	Walnut	Juniper	Iro nwood	Aspen ll	Spruce	Palmetto	Cooper	Norway	Empress
Harp er Cree k	Brookville	Brookville LSD	\$ 274,990	\$ 287,990			\$ 284,990	\$ 292,990	\$ 308,990	\$ 303,990	\$ 320,990	\$ 328,990	\$ 330,990	\$ 334,990
Evergreen Trace	Brookville	Brookville LSD	\$ 272,990	\$ 284,990	\$ 255,990		\$ 281,990	\$ 289,990	\$ 305,990	\$ 299,990	\$ 317,990	\$ 324,990	\$ 329,990	\$ 331,990
Woods of Beaver creek	Beavercreek	Beavercreek CSD	\$ 329,990	\$ 334,990					\$ 345,990	\$ 348,990		\$ 374,990	\$ 375,990	\$ 378,990
Hunters Path	Clayton	Northmont CSD	\$ 264,990	\$ 278,990	\$ 253,990	\$ 244,990	\$ 276,990	\$ 286,990	\$ 299,990	\$ 296,990	\$ 312,990	\$ 320,990	\$ 323,990	\$ 327,990
Concord Meadows	Union	Northmont CSD	\$ 249,990	\$ 261,990	\$ 236,990	\$ 231,990	\$ 267,990	\$ 276,990	\$ 277,990	\$ 277,990	\$ 290,990	\$ 305,990	\$ 307,990	\$ 309,990
Summit Landing	Tipp City	Tipp City ESD	\$ 307,990	\$ 321,990	\$ 294,990	\$ 289,990	\$ 321,990	\$ 334,990	\$ 340,990	\$ 339,990	\$ 358,990	\$ 365,990	\$ 367,990	\$ 369,990
Union Springs	Union	Northmont CSD	\$ 269,990	\$ 287,990					\$ 296,990	\$ 298,990	\$ 315,990	\$ 332,990	\$ 334,990	\$ 339,990
Minimum Price			\$ 249,990	\$ 261,990	\$ 236,990	\$ 231,990	\$ 267,990	\$ 276,990	\$ 277,990	\$ 277,990	\$ 290,990	\$ 305,990	\$ 307,990	\$ 309,990
Maximum Price			\$ 329,990	\$ 334,990	\$ 294,990	\$ 289,990	\$ 321,990	\$ 334,990	\$ 345,990	\$ 348,990	\$ 358,990	\$ 374,990	\$ 375,990	\$ 378,990
Price Variance			\$ 80,000	\$ 73,000	\$ 58,000	\$ 58,000	\$ 54,000	\$ 58,000	\$ 68,000	\$ 71,000	\$ 68,000	\$ 69,000	\$ 68,000	\$ 69,000

- Safety concerns
  - The city should NOT allow any exemptions for cul-de-sacs exceeding the 600' limit (or whichever the city zoning regulations state)
    - Developer has ample room of property to accommodate the current Vandalia zoning regulations
  - Current proposal likely to create a large # of cars parked on streets (like other neighborhoods in Vandalia with same RSF-4 housing)
    - Thus, the streets should have ample width for 2 cars to pass on a street while cars are parked on both sides and to accommodate large trucks such as school buses, delivery trucks and emergency vehicles
- School district letter
  - Concerned because people will choose to build here based on current tax rates
  - If levies are needed to increase school capacity, new owners could be inclined to vote No because they don't want taxes higher than when they chose to build here.
  - And we know the district has struggled recently to pass levies, so this could cause more detriment to the district
  - And school district admits they are near capacity for several school buildings, but are willing to support more students in the district for additional tax revenue, but still not have room for them...willing to have reactive plan...not proactive plan
- Conflicts of interest
  - Very difficult to accept a letter from the school when BOE President is a spouse of the Mayor of Vandalia...both parties need to recuse themselves from any discussion either way of this project

In summary, I hope the Planning Commission and City Council will address the following concerns prior to approval of any subdivision in this parcel:

- Proper zoning to complement Foxfire Subdivision
- Proper independent traffic study paid for by the developer done through the city to address traffic concerns on Brown School Road and Little York Road
- Proper space and funding to widen Brown School Road and Little York Road as necessary to accommodate increased volume of vehicles (this includes resident cars, increased delivery vehicles, service vehicles, emergency vehicles and school buses)
- Price points of homes and how to hold developer/builder accountable for them to keep their price points firm (so they don't offer cheaper homes than promised if market drops or desperation to sell off lots)
- Not allowing any zoning easements in reference to length of cul-de-sacs and making all streets follow city guidelines/regulations for safety of City and citizens

Please note that I am supportive of growth in Vandalia, but only if it is done the proper way. I find that this PUD proposal really is not a PUD. It needs revisions to really be a PUD. If 75% of

the homes were within the standards of RSF-2 and balance RSF-4, that would be acceptable to me, so long the traffic studies and other concerns above were resolved properly prior to the approval of revised PUD that satisfies most citizens of the community. But to take a full RSF-4 and convert it to a PUD with only 13 RSF-2 homes to create a false facade of the new neighborhood along Brown School Road only to satisfy the residents of Foxfire, I find it misleading and everyone on the Planning Commission and City Council should feel the same way.

Thank you again for your time and I hope you can address these concerns before approving any developments.

Best Regards,

Alex Gonter-Dray

751 Foxfire Trail, Vandalia, OH 45377

937-573-7470

## Michael Hammes

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**From:** DES Permits  
**Sent:** Tuesday, January 14, 2025 6:27 AM  
**To:** Michael Hammes; Ben Graham  
**Subject:** FW: PUD BROWN SCHOOL RD.

-----Original Message-----

From: pattymvsg@gmail.com <pattymvsg@gmail.com>  
Sent: Monday, January 13, 2025 4:49 PM  
To: DES Permits <permits@vandaliaohio.org>; pattymvsg@gmail.com  
Subject: PUD BROWN SCHOOL RD.

[EXTERNAL EMAIL]

I have been advised of the new proposal for the new residential area at Brown School Road.

I would just like to reiterate what I have already stated in previous phone calls, and in previous meetings. As the sole owner of Miami Valley Shooting Grounds, I will continue litigation in regards to opening the outdoor range at Miami Valley Shooting Grounds. I think it is important to be completely transparent to the city of Vandalia as well as the city of Vandalia residence and any possible future builders of the said property residential development at Brown School Road.

For individuals who are not aware, Miami Valley Shooting Grounds is currently a retail store and indoor shooting range. The outdoor range was shut town in 2017 for reasons that were found to be unfounded. Due to this I am requesting the outdoor range to be reopened. The city of Vandalia in previous conversations and in previous court proceedings denied closing the range for future residential developments. This development goes against what the city of Vandalia had Ryproposed.

I have been denied the ability to bring this back to the city commission. I would like this to be reconsidered, considering the above development proposal and the changes that are being made to the original future plans of the city of Vandalia.

I would appreciate a follow up conversation in regards to the opening of the outdoor shooting range.

Respectfully ~  
Patricia Tackett  
Owner, Miami Valley Shooting Grounds

Sent from my iPhone

September 22, 2024

City of Vandalia Planning Commission  
333 James E Bohanan Drive  
Vandalia, OH 45377

Michael Hammes, AICP  
City Planner  
333 James E Bohanan Drive  
Vandalia, OH 45377

Subject: Re: Planning Commission Meeting Case PC 24-11

To whom it may concern:

On September 17, 2024 we received a letter dated September 12, 2024 from the City of Vandalia. The letter is concerning an important public hearing notice and references the subject line information. We received this notice as "someone who owns a parcel within 200 feet of an area proposed for rezoning". The letter encourages "... letters, statements, documents, or other evidence for consideration by the Commission." Included is a copy of this letter for reference.

In response to this letter, we are submitting information extremely important to all parties involved in the rezoning plan for the subject properties. In addition to this cover letter and accompanying copies of reference information mentioned above, please find three (3) additional pages. These three (3) pages contain pertinent excerpts of Ohio Laws and Regulations, including a City of Vandalia Codified Ordinance, and additional information for review by the Planning Commission.

We are excited to see the growth of Vandalia, Ohio. We support the city and those organizations who assist in making our city a great place to live and work. As this growth continues, it is inevitable that we will all encounter challenges.

In our review of the rezoning proposal, one significant challenge becomes clear. This challenge involves the existing rights of the property owners along the south border of the subject property. This challenge may be easily overcome when considering the information provided and submitted today.

Finally, we recognize and support all parties involved, but must provide this information to ensure that the "safety and well-being" of all our residents is well-considered.

Sincerely,



Christopher and Amy Vanderhorst  
4393 Little York Rd



Christopher and Amy J Vanderhorst  
4393 Little York Rd  
Dayton, OH 45414

September 12, 2024

**Re: Planning Commission Meeting Case PC 24-11**

To whom it may concern:

The City of Vandalia Planning Commission will hold a public meeting to review **Case PC 24-11**, a request to consider a change of zoning as previously established by the Zoning Ordinance of the City of Vandalia. The request involves three parcels totaling 84.7577 acres +/-, located along the east side of South Brown School Road immediately south of Poplar Creek Road in the City of Vandalia. As proposed, the subject properties would be rezoned from the A – Agriculture district to the RSF-4 Residential Single-Family district. The application was submitted by Addison Properties.

The meeting will take place on **Tuesday, September 24, 2024 at 6:00 p.m.**, and will be held in the Council Chambers of the Vandalia Municipal Building located at 333 James E. Bohanan Memorial Drive.

This meeting will contain a public hearing, and any interested members of the public may participate in said hearing. Members of the public unable to attend may submit letters, statements, documents, or other evidence for consideration by the Commission. Submitted items may be sent to [permits@vandaliaohio.org](mailto:permits@vandaliaohio.org), and must be received by 5:00 p.m. on September 23, 2024. All such submittals are Public Record. The public may request to view the application in the Development & Engineering Services (DES) Department at the City of Vandalia Municipal Building.

You are receiving this notice because Montgomery County lists you as the owner of one or more parcels within 200 feet of the area to be rezoned. If you have any questions about this application, please contact my office at (937) 898-3750 or via email at [mhammes@vandaliaohio.org](mailto:mhammes@vandaliaohio.org).

Sincerely,



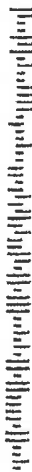
Michael Hammes, AICP  
City Planner

**vandalia**ohio  
333 James E. Bohanan Memorial Drive  
Vandalia, OH 45377

COLUMBUS OH 430  
**IMPORTANT  
PUBLIC  
HEARING  
NOTICE**



45414-256753



**Michael Hammes, AICP**  
CITY PLANNER

333 James E. Bohanan Memorial Drive  
Vandalia, OH 45377

city 937.898.3750  
direct 937.415.2301  
fax 937.415.2319  
email mhammes@vandaliaohio.org



vandaliaohio.org

Precedent(s): Private Property Ownership, Agricultural Zoning, Hunting Rights, Safety Zones

*I. Hunting Rights and Ohio Laws and Regulations:*

**Ohio Department of Natural Resources (ODNR)**

Certain categories of persons are exempted from buying licenses, permits, and stamps:

Ohio resident landowners, spouses, and their children are not required to have a hunting license, fur taker permit, either-sex deer permit, antlerless deer permit, spring or fall turkey permit, or Ohio Wetlands Habitat Stamp when hunting or trapping on land they own.

**Ohio Revised Code/Title 15 Conservation of Natural Resources/Chapter 1533 Hunting; Fishing**  
Section 1533.03 | Prevention of authorized hunting, trapping, or fishing prohibited.

(A) No person shall purposely prevent or attempt to prevent any person from hunting, trapping, or fishing for a wild animal as authorized by this chapter by any of the following means:

(3) Affecting the condition or location of personal property intended for use in the hunting, trapping, or fishing activity.

**Ohio Revised Code/Title 29 Crimes-Procedure/Chapter 2923 Conspiracy, Attempt, and Complicity; Weapons Control; Corrupt Activity**  
Section 2923.162 | Discharge of firearm on or near prohibited premises.

(A) No person shall do any of the following:

(2) Subject to division (B)(2) of this section, discharge a firearm on a lawn, park, pleasure ground, orchard, or other ground appurtenant to a schoolhouse, church, or inhabited dwelling, the property of another, or a charitable institution.

(B)(2) Division (A)(2) of this section does not apply to a person who owns any type of property described in that division and who, while on the person's own enclosure, discharges a firearm.

**CODIFIED ORDINANCES OF VANDALIA, OHIO**  
**618.12 HUNTING PROHIBITED.**

(a) The hunting of animals or fowl within the Municipality is prohibited. No person shall hunt, kill or attempt to kill any animal or fowl by the use of firearms or other means. However, nothing in this section shall prohibit hunting and trapping which is done by property owners or their designated representatives on agriculturally zoned property under permits issued by the Chief of Police. Further, nothing in this section shall be deemed to prohibit the killing of rats and other undesirable rodents, authorized to be killed by the Chief of Police, using means for such killing which are also authorized by the Chief.

(b) Whoever violates this section is guilty of a minor misdemeanor.  
(Ord. 91-10. Passed 4-15-91.)

## II. Established Precedent for Hunting Safety Zones:

### Ohio Department of Natural Resources (ODNR)

“While there is no Division of Wildlife regulation that mandates hunting a set distance from private residences or buildings, the Ohio Revised Code has several statutes regarding shooting a firearm near certain premises.”; “It is also prohibited to discharge a firearm upon, over, or within 100 yards of a cemetery or on land adjacent to any church, schoolhouse, or other inhabited dwelling.”

### Ohio Administrative Code/1501:46/Chapter 1501:46-15 | Hunting and Fishing Rule 1501:46-15-07 | Safety zones.

- (A) Notwithstanding any provisions of rule 1501:46-15-08 of the Administrative Code, no person shall at any time take, hunt, kill, pursue, or shoot at any wildlife or wild animals by any means within four hundred feet of any camping area, overnight facility or area, picnic area, shelter house, latrine, parking lot, or other structure.

## III. Rezoning Implications:

Proposed for the subject property is rezoning from Agriculture to Residential Single-Family.



The appurtenant rights of the rezoned property change when the subject property is rezoned from agriculture to residential single-family, and subsequently convey to each new resident upon purchase.



For new residences constructed within the existing Hunting Safety Zone of the property owners to the south, currently void of dwellings, the new residents' rights, without remedy, will contradict and violate Ohio laws and regulations where the hunting rights and responsibilities of the adjacent property owners remain precedent.

In order to avoid violations, development of the subject property must require that no new residences be constructed within 400 feet of the private properties located along the southern border of the rezoned property. *(White area in image below)*



In lieu of the 400' Hunting Safety Zone, it is suggested that violations of Ohio laws and regulations may be averted with an appurtenant easement in the form of a physical barrier constructed by the developer prior to residence construction and conveyance, *(Red area in image above)* as follows:

1. 10' High (min), 40' Deep (min) Earthen Berm, Finished all sides (Grass, Tree Lined), South Boundary
2. Reduces Hunting Safety Zone requirement from ~12 Acres to ~1 Acre.







# ADDISON

## PROPERTIES

**7848 S. BROWN SCHOOL ROAD**

**PUD Application: CASE NUMBER PC25-0001  
(PUD – Single Family Residential Subdivision)**

**January 14, 2025**

# ADDISON PROPERTIES



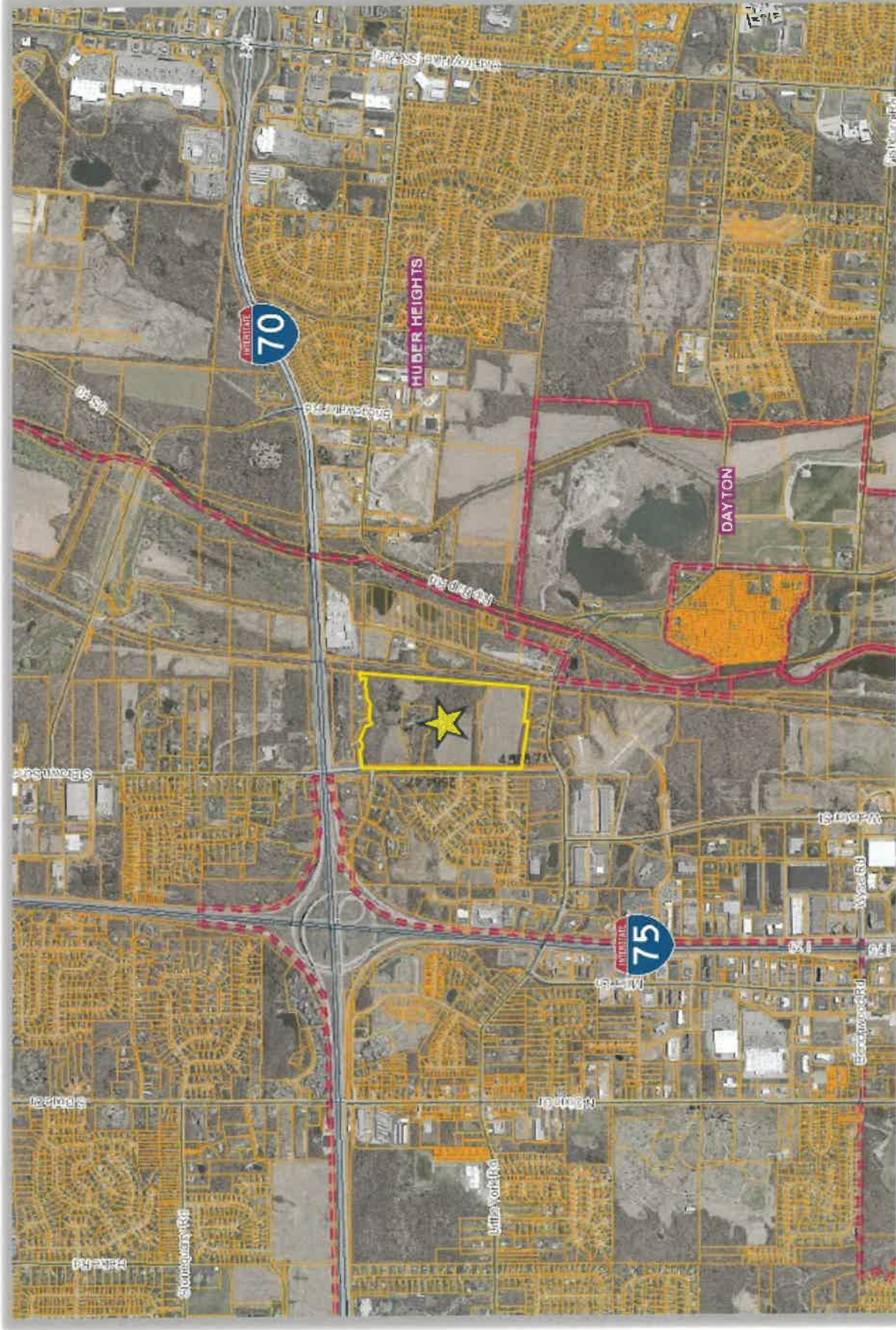
## ADDISON PROPERTIES

CURRENT FOCUS





# SUBJECT PROPERTY





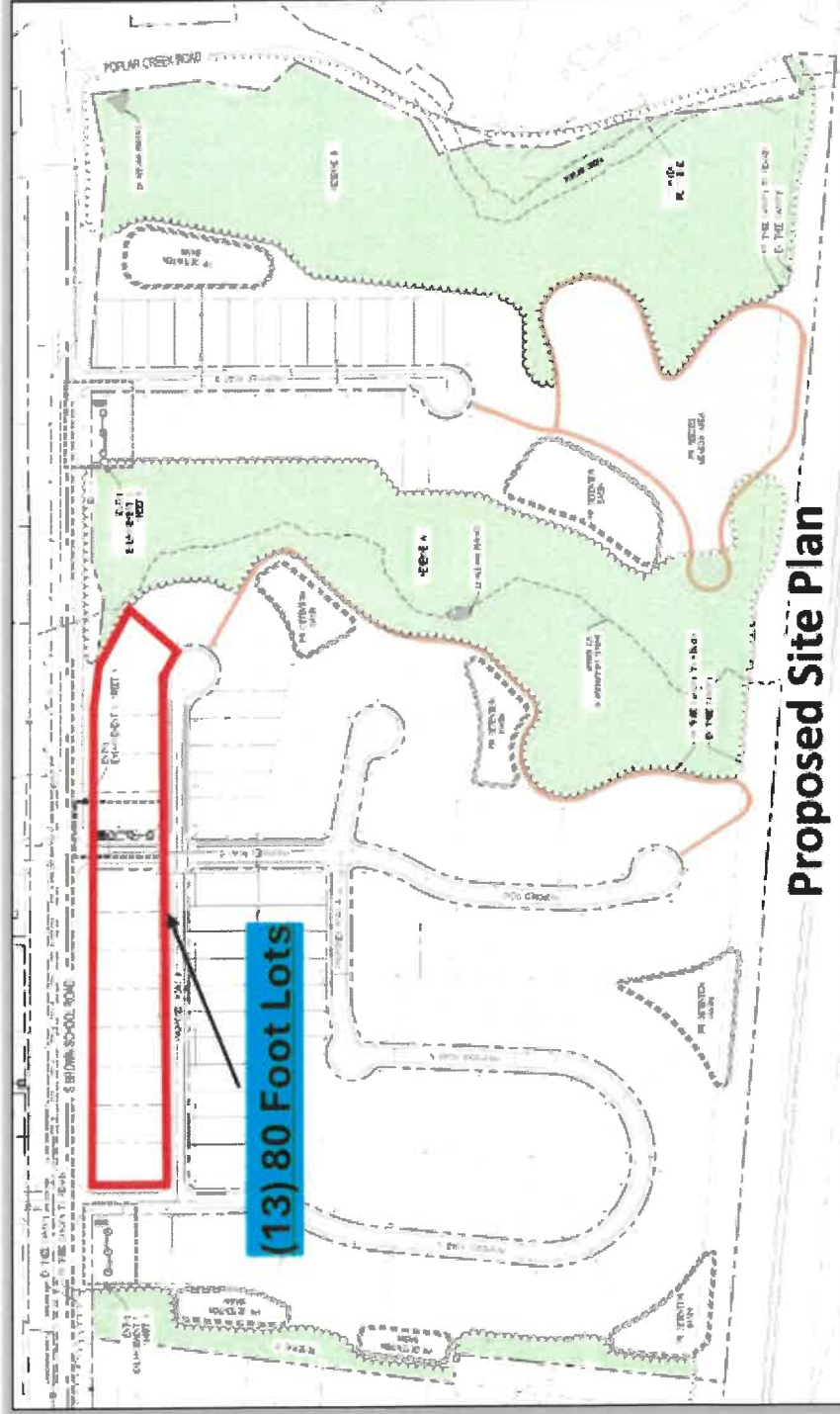
# PLANNING COMMISSION SUMMARY



Planning Commission

January 14, 2025

Request to rezone from Agricultural to PUD



<b>Density:</b>	
167 Lots	
85.05 Acres	
1.96 Units Per Acre	
<b>Lot Dimensions:</b>	
(13) 80-Ft Lots	
(154) 55-Ft Lots	
<b>Green Space:</b>	
39.7 Acres (46.7%)	
<b>Woods</b>	
25.27 Acres (29.8%)	
<b>Open Green Space</b>	
14.41 Acres (16.9%)	
<b>Nature Trail:</b>	
4,500 Linear Feet	

# WHAT IS THE APPROPRIATE ZONING?

## *How do we decide?*

- 1. Comprehensive plan compliance*
- 2. City staff consultation*
- 3. Market conditions/surrounding neighborhoods*
- 4. Zoning code - PUD*



# WHAT IS A PUD?

## **Section 1222: Planned Unit Developments (PUD)**

- ❖ *1222.01 Purpose: The purpose of a Planned Unit Development District is to provide a means for encouraging ingenuity, imagination and flexibility in the planning and designing of development that would not otherwise be possible with the strict application of this code under a base zoning district.*
- ❖ *Phases of Review: Preliminary Development Plan, Engineered Construction Plans, and Final Development Plan*
- ❖ *City Administration, Planning Commission, & Council Review/Approval*
- ❖ *City has full control over*
  - ❖ *Proposed use*
  - ❖ *Density*
  - ❖ *Site layout*

# PUD REVIEW CRITERIA

City of Vandalia Planning and Zoning Code: Section 1214.08 (d) (1): The Planning Commission shall not recommend in favor of and City Council shall not approve a preliminary plan for a planned unit development unless each body respectively finds that the Preliminary Plan:

- ☒ A. Is consistent with the Official Thoroughfare Plan, The Comprehensive Plan and other applicable plans and policies of the City of Vandalia;
- ☒ B. Could be substantially completed within the period of time specified in the schedule of development submitted by the applicant;
- ☒ C. Provides accessibility to public roads that are adequate to carry the traffic that shall be imposed upon them by the proposed development; that the number of vehicular access points to public roads from high traffic generating uses are minimized to limit the number of traffic conflict points; and that the streets and driveways on the site of the proposed development shall be adequate to serve the users of the proposed development;
- ☒ D. Shall not impose an undue burden on public services such as utilities, fire, school, and police protection;
- ☒ E. Contains such proposed covenants, easements, and other provisions relating to the proposed development standards as reasonably may be required for the public health, safety, and welfare;

# PUD REVIEW CRITERIA

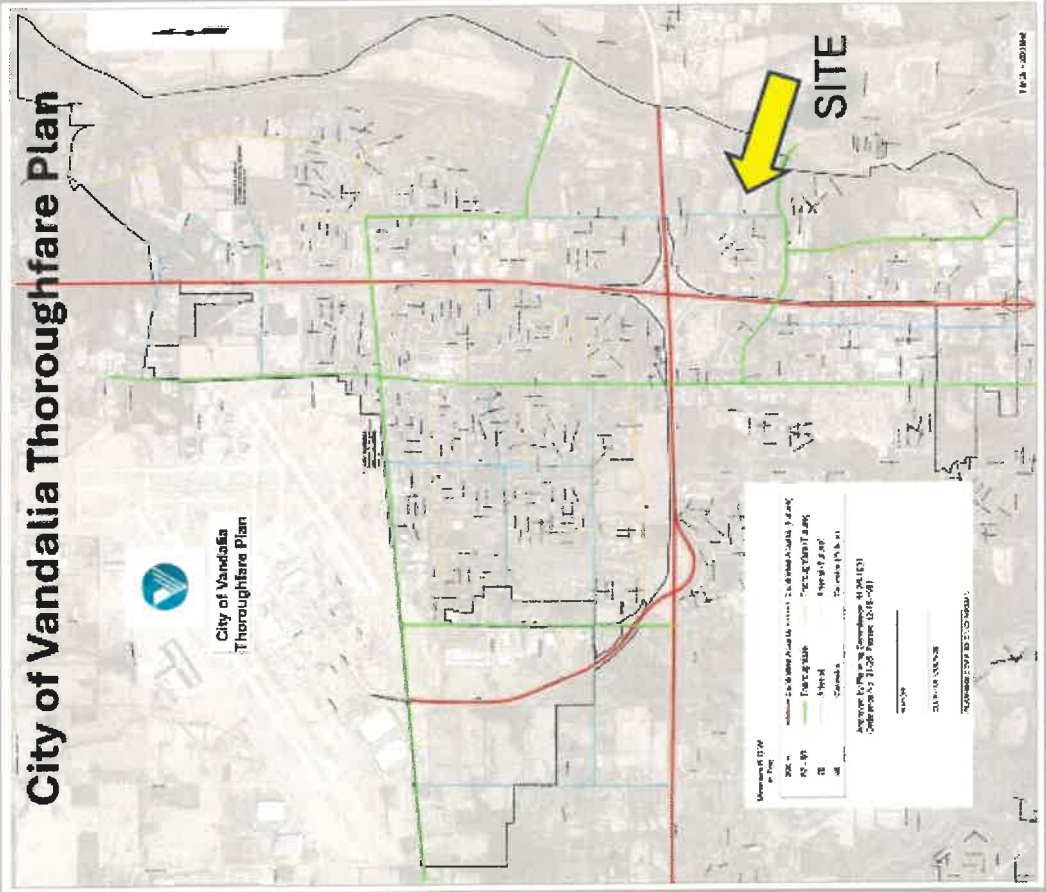
- ☒ F. Shall include adequate open space, landscaping, screening, and other improvements, and;
- ☒ G. The location and arrangement of signs, structures, parking and loading areas, material/waste storage, walks, lighting, and related facilities shall be compatible with existing, and future uses both within and adjoining the proposed development;
- ☒ H. Shall preserve natural features such as watercourses, trees, and rock outcrops, to the degree possible, so that they can enhance the overall design of the PUD;
- ☒ I. Is designed to take advantage of the existing land contours in order to provide satisfactory road gradients and suitable building lots and to facilitate the provision of proposed services;
- ☒ J. Shall not create excessive additional requirements for public facilities and services at public cost;
- ☒ K. Shall not involve uses, activities layout and building designs that are detrimental to the use of both the proposed facilities and/or nearby properties by reason of excessive traffic, noise or vibration, storm water flooding, air or water emissions, objectionable glare or lack of proper regard for privacy;
- ☒ L. Has buildings designed with sufficient architectural variety and exterior surface complexity but including elements which serve to visually unify the development; and
- ☒ M. Has minimized the size of paved areas or provided adequate visual relief through the use of landscape islands while providing adequate parking.



# PUD REVIEW CRITERIA (A)

A) The Preliminary Plan is consistent with the Official Thoroughfare Plan, the Comprehensive Plan and other applicable plans and policies of the City of Vandalia;

## City of Vandalia Thoroughfare Plan



## South Brown School Road

- ❖ Arterial roadway designation
- ❖ 70 foot right of way required

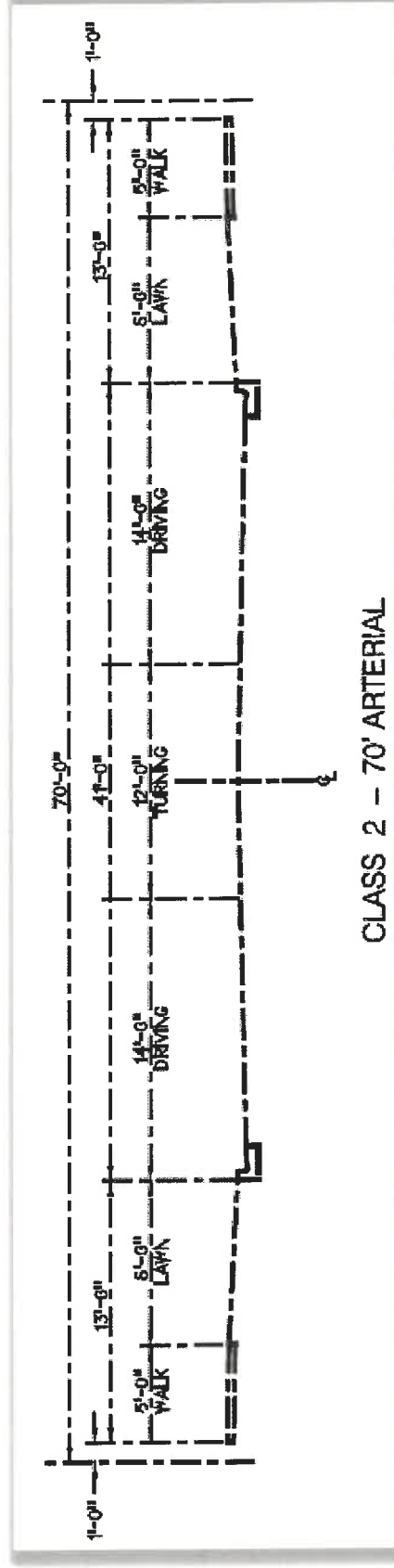


# PUD REVIEW CRITERIA (A)

## South Brown School Road Proposed Improvements

City of Vandalia design standards (arterial roads)

- ❖ Right of way dedication along project frontage
- ❖ Road widening along project frontage
- ❖ Curb and gutter installation along project frontage
- ❖ Public sidewalk installation along project frontage





# PUD REVIEW CRITERIA (A)

## Vision Vandalia Comprehensive Plan

**Adopted 2020**



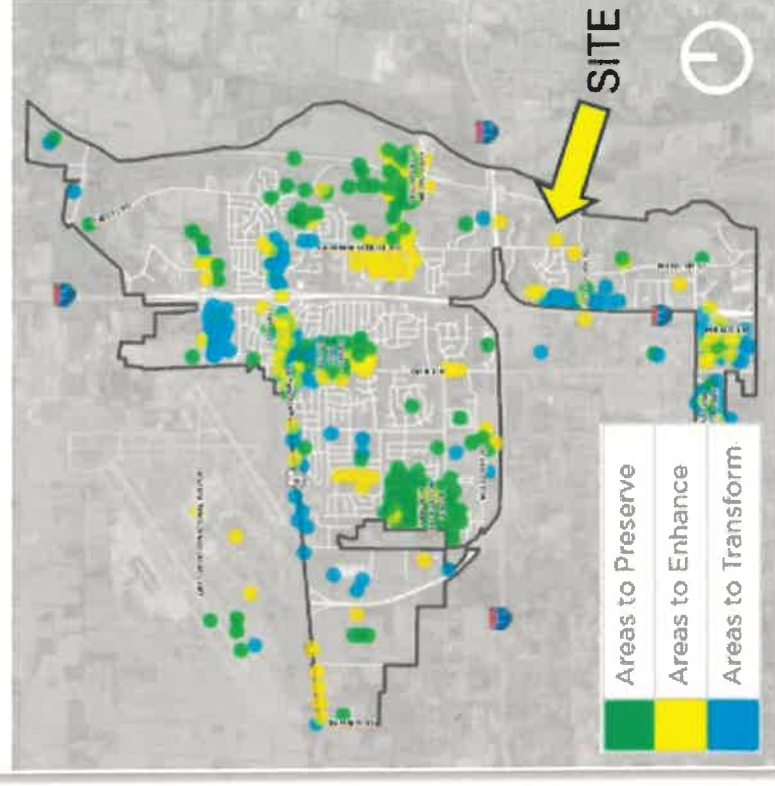
*"No significant new housing growth has occurred in the city in recent decades"*

*"Creating quality, affordable housing options for seniors and young adult populations"*

*The subject property is considered to be an opportunity for enhancement.*

*Vision Vandalia Comprehensive Plan, Section 3.3 – Land Use*

FIGURE 3-7: Areas to Preserve, Enhance, and Transformed



*Vision Vandalia Comprehensive Plan p.41*

# PUD REVIEW CRITERIA (A)

## Vision Vandalia Comprehensive Plan – Section 3.5 – Housing

### OVERVIEW

The quantity, type, and condition of housing affects a city's quality of life and its attractiveness to potential new residents. It also provides an opportunity to reflect the community's character. Residential land uses constitute roughly one-fourth of the land in Vandalia. Homes within the City are primarily single-family, detached homes of suburban development character but the City does have a multifamily product. Many of these homes were constructed around the same time period and may require upkeep and renovations to maintain their marketability.

Looking to the future, Vandalia may need to provide a greater variety in housing, through new housing and redevelopment, to meet the needs of future population growth. Current projected population trends indicate there may be additional need for age-friendly homes with smaller footprints. As future development occurs, it will also be important to ensure neighborhoods retain a strong character with high quality materials and design with access to parks and other amenities.

***Vision Vandalia Comprehensive Plan p.82***

*What is the most critical issue for the future of Vandalia?*

*"The development of new housing with more options for people to live in the town."*

***Vision Vandalia Comprehensive Plan p.82***

# PUD REVIEW CRITERIA (A)

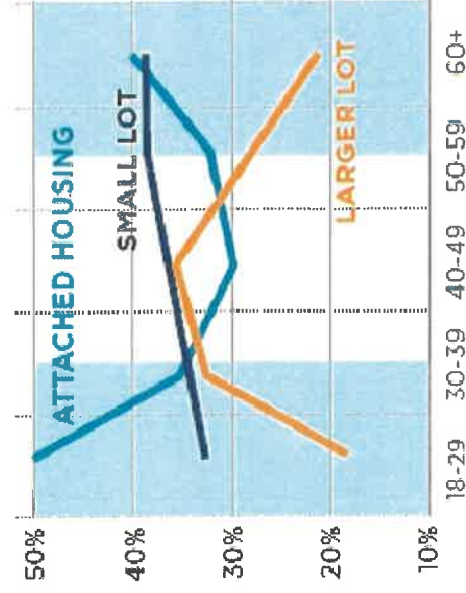
## COMMUNITY INSIGHTS

The following insights were developed from input from the public, steering committee, and stakeholders throughout the process.

**Quality, affordable housing options are desired for senior and young adult populations.** Having a mix of high quality housing options was a concern for those who were older and those who were younger. These groups may be looking for a different housing product than what currently exists in the City. This desire also aligns with regional and national trends, where these age groups show a preference for attached housing on smaller lots.

*Vision Vandalia Comprehensive Plan p.82*

FIGURE 3-34: Housing Preference by Age



Source: National Association of Realtors (2017)  
*Vision Vandalia Comprehensive Plan p.84*

## TECHNICAL ANALYSIS

The following themes emerged from the technical analysis of existing conditions in the City. This includes the key findings from the process, which shaped the Belief statements and Plan recommendations.

### National and Regional Trends

**On a national scale, approximately 45% of the population consists of Baby Boomers and Millennials.**

These two groups overwhelmingly prefer attached housing with smaller lots (e.g. patio homes, town homes) over larger lots, which provide less maintenance and more walkability than traditional single-family housing (Figure 3-35). Household structure is also changing, with more households without children. Baby Boomers no longer have children at home and Millennials are waiting longer to have children or are not having children at all. While the City's demographics will not exactly mirror the national average, larger trends in living arrangements and housing preferences may provide insight to broad shifts that will impact Vandalia's future population. Additionally, Vandalia's convenient location as a crossroads presents an opportunity to meet the needs of these growing demographic groups, especially through the revitalization of underutilized and undeveloped areas.

*Vision Vandalia Comprehensive Plan p.84*



# PUD REVIEW CRITERIA (A)

## 4. HOUSING



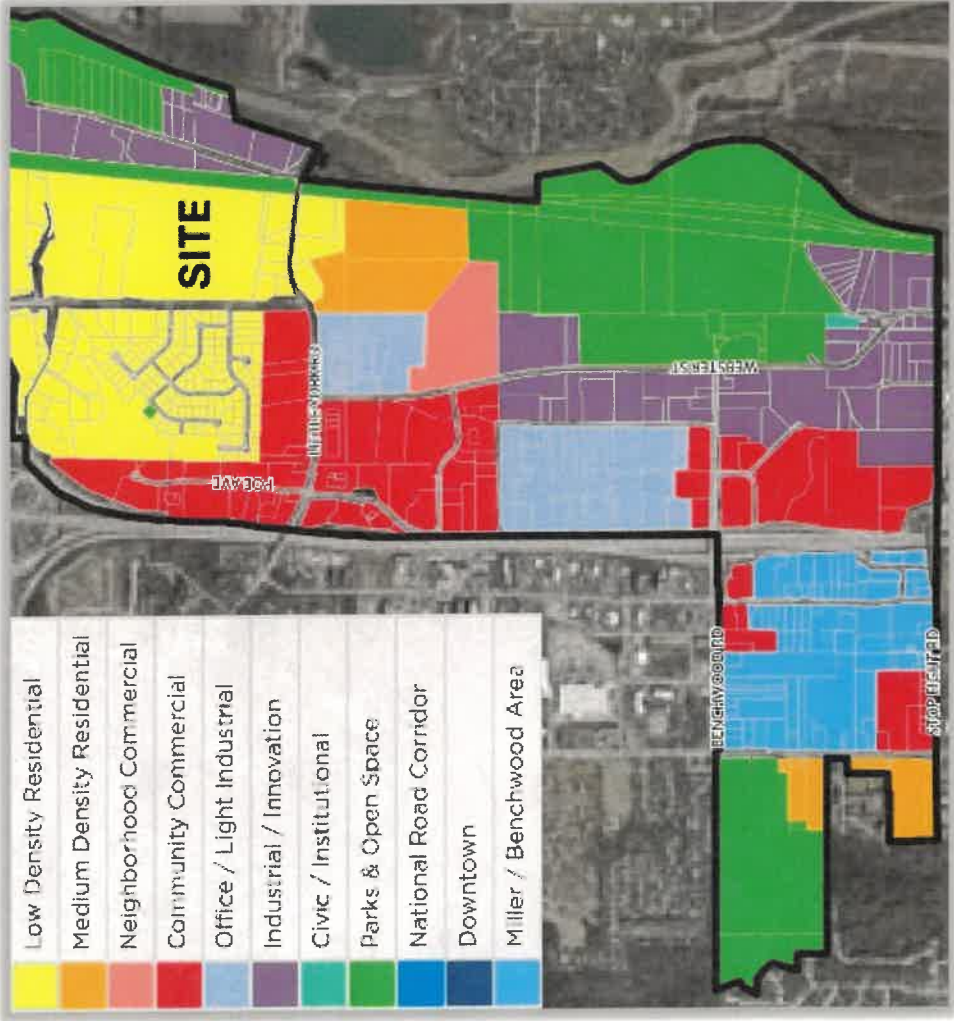
### WE BELIEVE -

*4.1: An adequate and diverse supply of attainable housing options including single family and multifamily for all generations should be constructed, preserved, and maintained.*

OUTCOMES		
Demonstrate an increase in new or rehabilitated housing by a newer median year built date.		
ACTIONS	Responsibility	Timeframe
<b>4.1.2:</b> Amend or rewrite zoning regulations to allow for higher densities, narrower lots, smaller setbacks, and higher floor area ratios to help encourage a range of housing options (e.g. accessory dwelling units, attached single-family dwelling units, townhouses, duplexes, triplexes etc.).	PZ	MED
<b>4.1.4:</b> Support housing for seniors and “step-up, step-down” housing for those new to the community or undergoing a lifestyle change.	CC, CM, ED, PZ	SHORT
<b>4.1.5:</b> Analyze the housing product types not currently available in the region and determine where those products could be feasibly developed.	ED, PZ, CO	SHORT

## PUD REVIEW CRITERIA (A)

### Vision Vandalia Comprehensive Plan - Figure 3-17: Future Land Use Map



Vision Vandalia Comprehensive Plan p.55

## LOW DENSITY RESIDENTIAL

Low density residential development provides a variety of single family homes (detached and attached) of various house and lot sizes. Neighborhoods should provide housing options for those of all ages and family types with access to nearby parks and commercial amenities.

- **Architecture.** A range of architectural styles should be promoted with quality, natural materials. Houses should face the street with garages and accessory buildings being secondary features.
- **Amenities and Open space.** Residents should have walkable access to a variety of park and recreational amenities as well as neighborhood commercial businesses that serve the daily needs of residents. Development should preserve and leverage environmentally sensitive areas such as wetlands and tree cover.
- **Connectivity.** Facilities for safely and comfortably walking, biking, and driving should be provided for people of all ages and abilities. Neighborhoods should seamlessly connect to other neighborhoods as well as nearby parks, schools, and neighborhood commercial businesses. Cul-de-sacs should be avoided due to the constraints on connectivity.

LAND USE TYPE	HEIGHT	BUILDING COVERAGE OF LOT	PRIORIT. SETBACK
Low Density Residential	1-2.5 stories	10-50%	30' 60' 75'

***Vision Vandalia Comprehensive Plan p.56,68***



# PUD REVIEW CRITERIA (A)

## Architecture



Riverdale  
Vandalia Ohio

### Community Specific Features:

- Dimensional shingles on all homes.
- Minimum of 6:12 roof pitch.
- Minimum of brick wainscot on the front elevations, additional brick at the customers options, as per our standard elevations.
- Siding Materials will be fiber cement, wood and vinyl siding. Vinyl siding will be an upgraded 0.044 thick siding.
- Photocell controlled coach lights at each garage.
- Sodded front yards (side and rear are customer options).
- Landscape package with a tree in each front yard, bushes and shrubs in each front yard and an additional tree on the corner lots.
- Professionally Managed Homeowners Association.
- The 80 ft lots along Brown School Road will be limited to homes of 1,400 square feet and larger.

### Anti-Monotony Language:

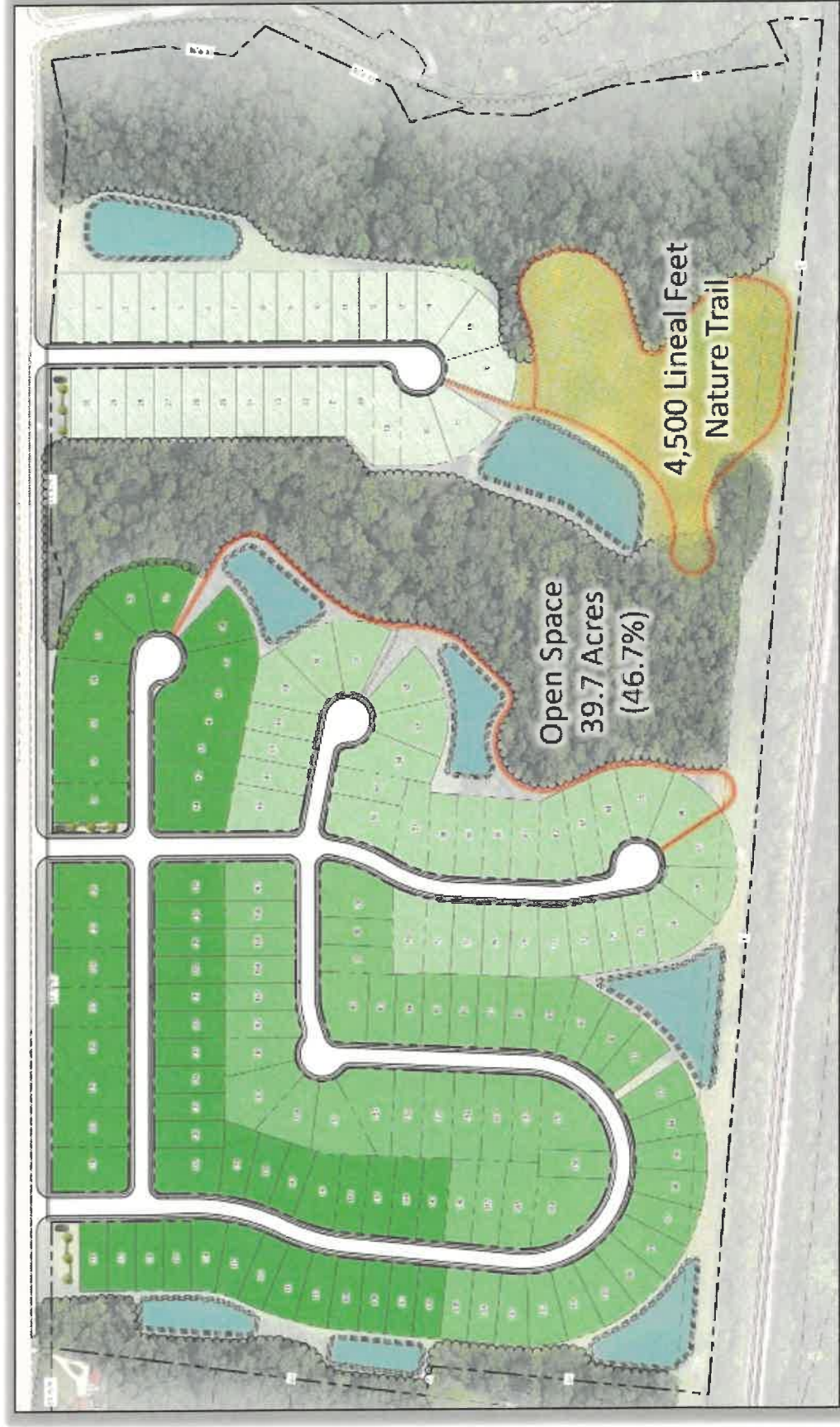
- No two homes with the same elevation and exterior color package shall be permitted on either side of each other and directly across the street for each other.

5050 Centre Pointe Drive - Suite 210 • West Chester, OH 43089  
[www.yourarborhome.com](http://www.yourarborhome.com)

# PUD REVIEW CRITERIA (A)

## Amenities & Open Space

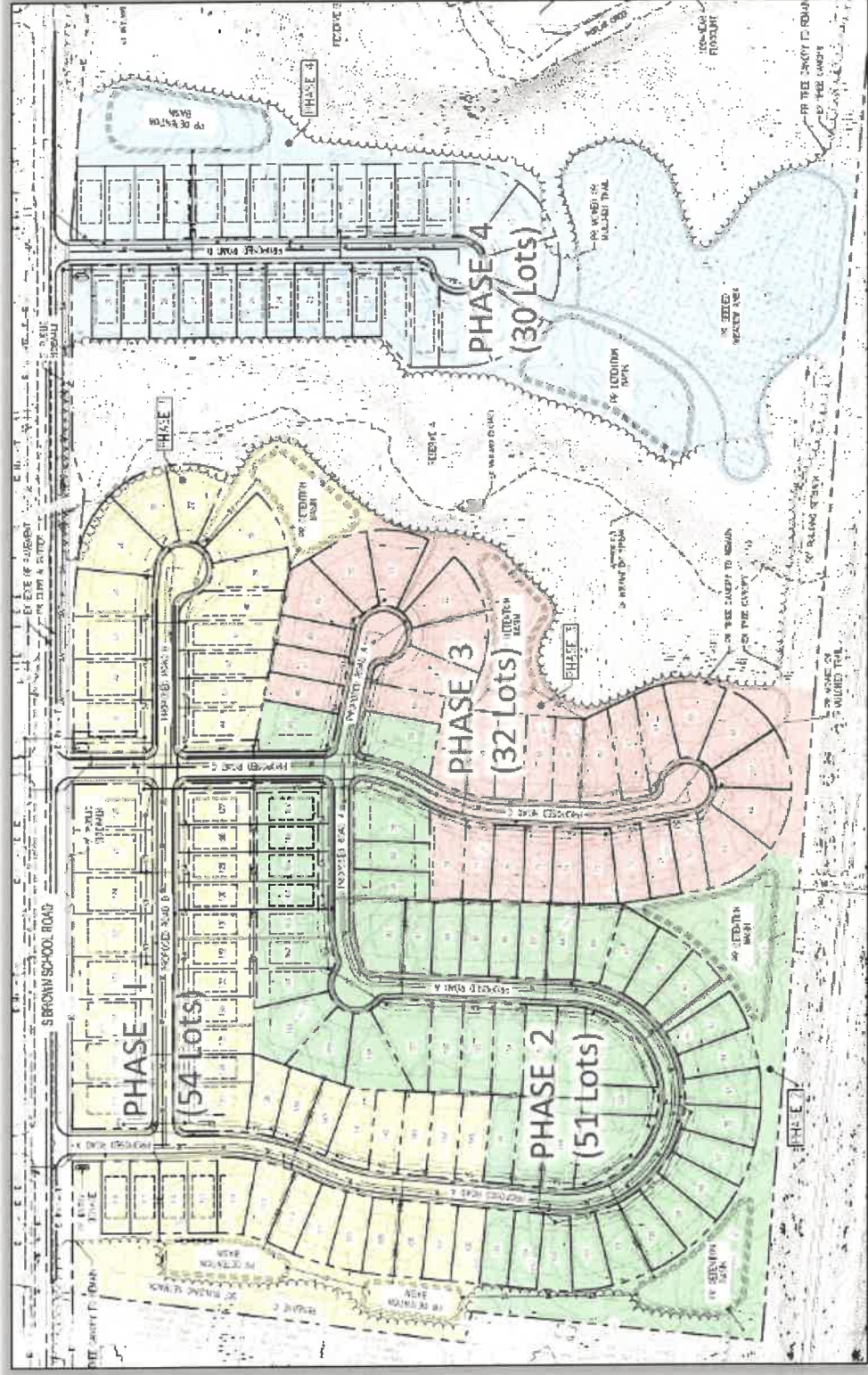
39.7 Acres (46.7% Provided / 15% Required)





# PUD REVIEW CRITERIA (B)

**B) The Preliminary Plan could be substantially completed within the period of time specified in the schedule of development submitted by the applicant;**



# PUD REVIEW CRITERIA (C)

C) The Preliminary Plan provides accessibility to public roads that are adequate to carry the traffic that shall be imposed upon them by the proposed development; that the number of vehicular access points to public roads from high traffic generating uses are minimized to limit the number of traffic conflict points; and that the streets and driveways on the site of the proposed development shall be adequate to serve the users of the proposed development;

***All Proposed Improvements Will Be Engineered To Meet City Standards & Reviewed By The City Engineer, Planning Department, & Safety Forces For Compliance Prior To Receiving Final Approval.***

## ***South Brown School Road (Engineering)***

- ❖ *Roadway Widening Is Planned As Part Of The Riverdale Subdivision*
- ❖ *Developer Will Comply With All City Required Roadway Improvements*

## ***Minimal Vehicular Access Points (Preliminary Engineering)***

- ❖ *(3) Access Points Proposed On South Brown School Road*
- ❖ *Aligned With Foxfire Access And Adequately Spaced With Clear Lines Of Sight*

## ***Internal Roadway and Driveway Design (Engineering)***

- ❖ *Proposed Roadways And Driveways Will Comply With City Standards*



# PUD REVIEW CRITERIA (D)

D) The Preliminary Plan shall not impose an undue burden on public services such as utilities, fire, school, and police protection;



**MONTGOMERY**  
C O U N T Y

DEPARTMENT OF ENVIRONMENTAL SERVICES

MONTGOMERY COUNTY  
ENVIRONMENTAL SERVICES

COUNTY ENGINEER  
Audrey  
Carmy, P.E.

3100 Sandstone Road  
Exeter, Ohio 43021  
937.763.2800  
environmental@montgomery-ohio.gov

COUNTY ENGINEER  
Audrey  
Carmy, P.E.

COUNTY ADMINISTRATOR  
Michael E. Smith  
DEPARTMENT DIRECTOR  
Michael Smith

November 30, 2024

Addison Properties  
3401 Enterprise Pkwy, Suite 411  
Beachwood, Ohio 44122  
Attn: Eward Hunk

Subject: Public Water and Sanitary Sewer Availability  
7948 S. Raven School Road

Dear Sir or Madam:

Montgomery County Environmental Services would serve the subject development with public water and sanitary sewer's. Public water and sanitary sewer mains are available as shown on the attached atlas sheet.

All mainline extensions and services are to be designed and constructed in accordance with the Montgomery County Environmental Services Rules and Regulations and Specifications.

Should you have any questions please contact me.

Regards,  
  
Kenneth A. Stewart, P.E.  
Chief Sanitary Engineer

Attachments: Water and Sanitary Sewer atlas sheet

b r i t p e f i n o v a t i o n



## Montgomery County Department of Environmental Services

*"Montgomery County Environmental Services would serve the subject development with public water and sanitary sewer. Public water and sanitary sewer mains are available".*

- Kenneth A. Stewart, P.E., Chief Sanitary Engineer MCDES

*"Existing Water and sewer infrastructure is adequate to service the proposed development."*

- Jennifer Hinch, Senior Project Coordinator MCDES



# PUD REVIEW CRITERIA (D)

## ***Fire Department Plan Review***

- ❖ *The proposed Preliminary Plans have been reviewed and approved by the Vandalia Fire Department.*
- ❖ *All proposed roadway and utility plans will be reviewed and approved by the Vandalia Fire Department during the construction plan review process.*
- ❖ *All proposed roadway and utility plans will be designed to comply with all State, County and City guidelines, regulations, and recommendations.*



## **City of Vandalia Division of Fire**

*"After discussing this with Chief Follick, we will approve the additional length of the cul-de-sac running across from Foxfire".*

- Scott Jacobs

*Fire Marshal, City of Vandalia*

# PUD REVIEW CRITERIA (D)



October 21, 2020

Dear City of Vandalia Council:

On behalf of Vandalia-Butler City Schools, we are writing to express our thoughts and considerations for the future of our district and our students.

The following is the information we received:

- There are a proposed 17% increase in the district's operating budget.
- There is an increased amount of interest for the district's property taxes.

As we consider this matter, we are aware of the potential challenges as well as the benefits that could arise from such a development.

First, the challenges:

- A large number of our students could bring a large number of students to the district which could affect space in some of our buildings, particularly South and North.
- There would be additional students coming from elsewhere into the district as well as additional staff and other resources.
- The potential increase in students could lead to an increase in the district's operating budget.

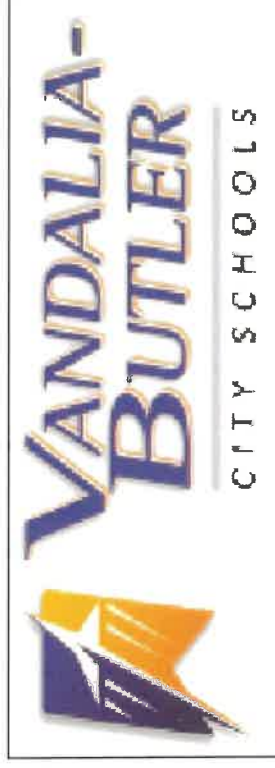
Second, the benefits:

- With no proposed increases, the district would have to live with the current property taxes.
- New, additional investments in the district would benefit taxpayers in the district as well as the district's property taxes which will lower the current current property taxes and pay for the additional costs.
- Additional investments in the district would provide a long-term benefit to the district and the district's property taxes.
- These things would be an overall positive for the district's future, even with the potential costs of additional staff and resources.

In light of the challenges, it is our belief that new residential growth would lead to positive outcomes for the District. While there are additional challenges as noted above, we believe we could address these challenges in order to reap the financial benefits expressed above.

Thank you for considering this perspective on this critical issue. We look forward to continuing to partner with you on this matter.

Vandalia-Butler City Schools  
917 415 4400 | 917 415 4409 | www.vbschools.com



## Vandalia-Butler City School District

*"In light of these considerations, it is our belief that new residential growth would lead to positive outcomes for the District. While there are definite challenges as noted above, we believe we could address those challenges in order to reap the financial benefits expressed above".*

- Rob O'Leary, Superintendent
- Eric Beavers, Treasurer/CFO
- Holly Herbst, Board of Education President

# PUD REVIEW CRITERIA (D)

## ***Police Department Plan Review***

- ❖ *The proposed Preliminary Plan has been reviewed by the Vandalia Police Department.*
- ❖ *All proposed construction plans will be reviewed and approved by the Vandalia Police Department during the construction plan review process.*
- ❖ *All proposed construction plans will be designed to comply with all County and City guidelines, regulations, and recommendations as they pertain to public safety.*



## **City of Vandalia Division of Police**

*"It is my belief that the addition of these residential properties in the police department's "South Beat" would not create any significant increases in calls for service that would result in an undue burden or strain on police resources or staffing".*

- Kurt Althouse

*Chief of Police, City of Vandalia*

# PUD REVIEW CRITERIA (E)

E) The Preliminary Plan contains such proposed covenants, easements, and other provisions relating to the proposed development standards as reasonably may be required for the public health, safety, and welfare;

## *Declaration of Covenants, Conditions, Easements, and Restrictions of Riverdale Subdivision – Submitted for review by the City of Vandalia*

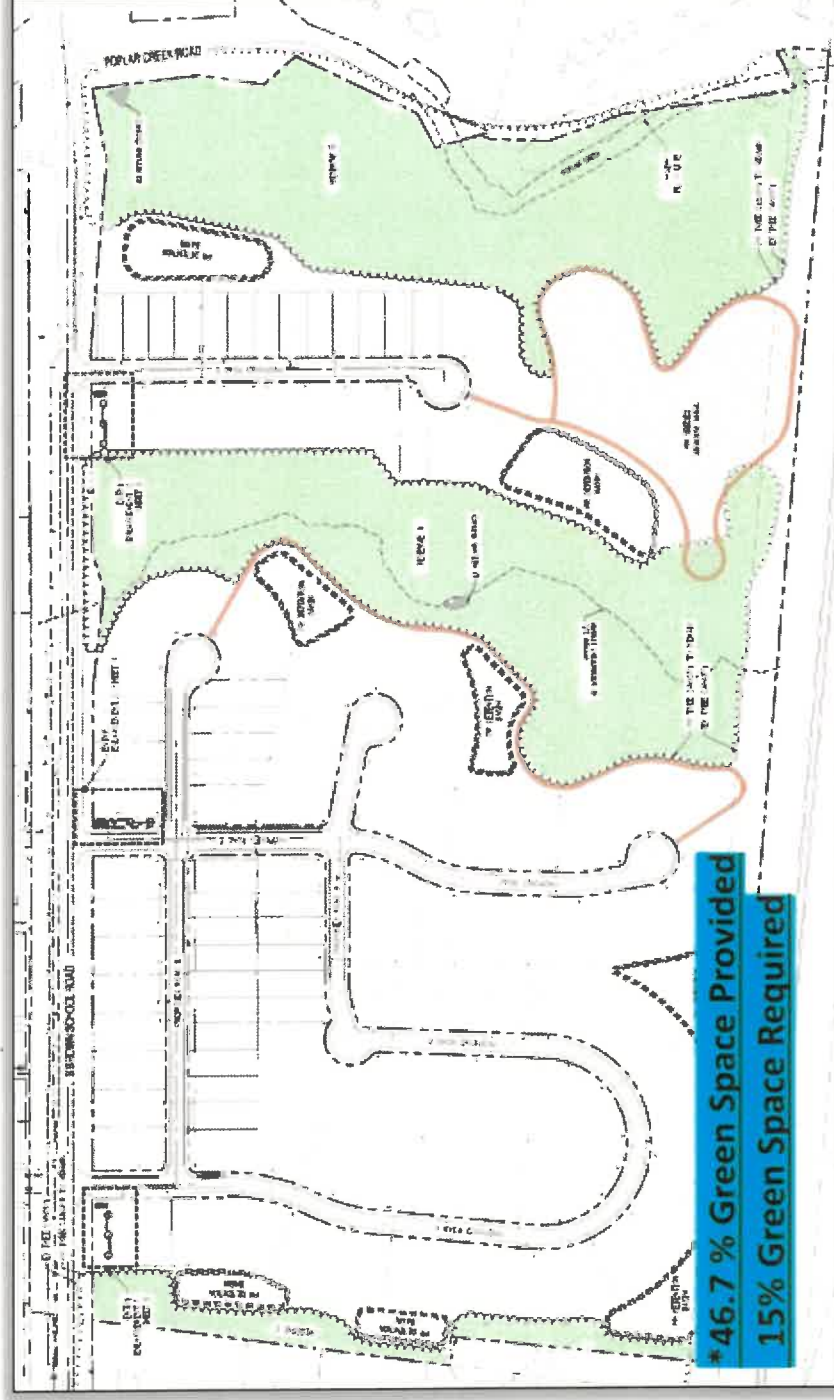
- ❖ *Professionally managed HOA w/ board of directors*
- ❖ *Easements provided for public services, maintenance & repair of common areas and nature trails, maintenance & repair of stormwater & utility infrastructure, access & parking, & resident enjoyment of common areas and nature trails.*
- ❖ *Delineation of HOA vs homeowner obligations*
- ❖ *Architectural Control Committee*
- ❖ *Architectural & landscape design standards*
- ❖ *Use restrictions/covenants and regulations*



# PUD REVIEW CRITERIA (F & H)

**F) The Preliminary Plan shall include adequate open space, landscaping, screening, and other improvements, and;**

**H) The Preliminary Plan shall preserve natural features such as watercourses, trees, and rock outcrops, to the degree possible, so that they can enhance the overall design of the PUD;**



**Green Space:**  
39.7 Acres (46.7%)

**Tree Preservation**  
**25.3 Acres (29.7%)**

**Open Green Space**  
**14.4 Acres (16.9%)**

**Nature Trail:**  
4,500 Linear Feet

**Signage**  
**Landscaping:**  
Southern Entrance  
(See Next Slide)

**Middle Entrance  
(See Next Slide)**

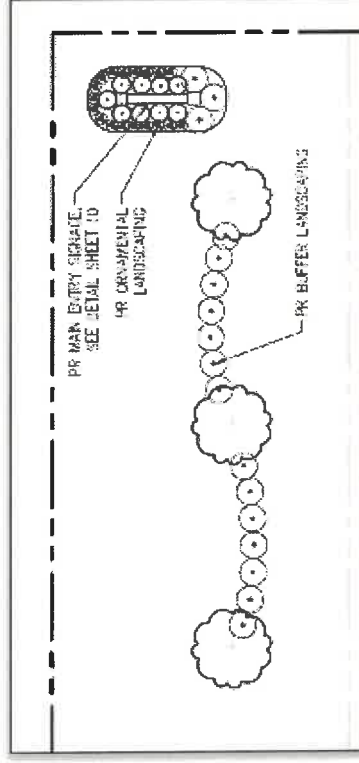
Northern Entrance  
(See Next Slide)



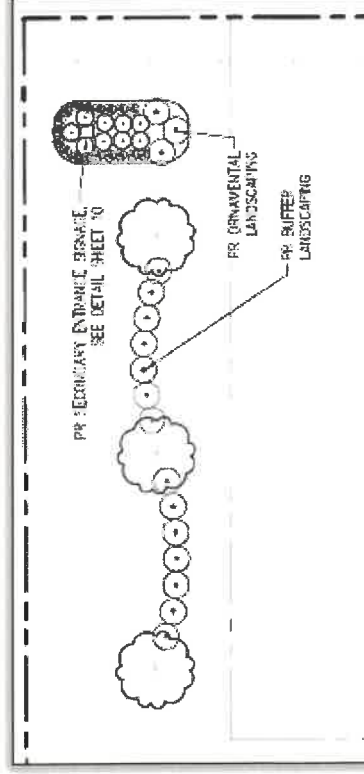
# PUD REVIEW CRITERIA (F)

## Monument Sign Landscaping & Location

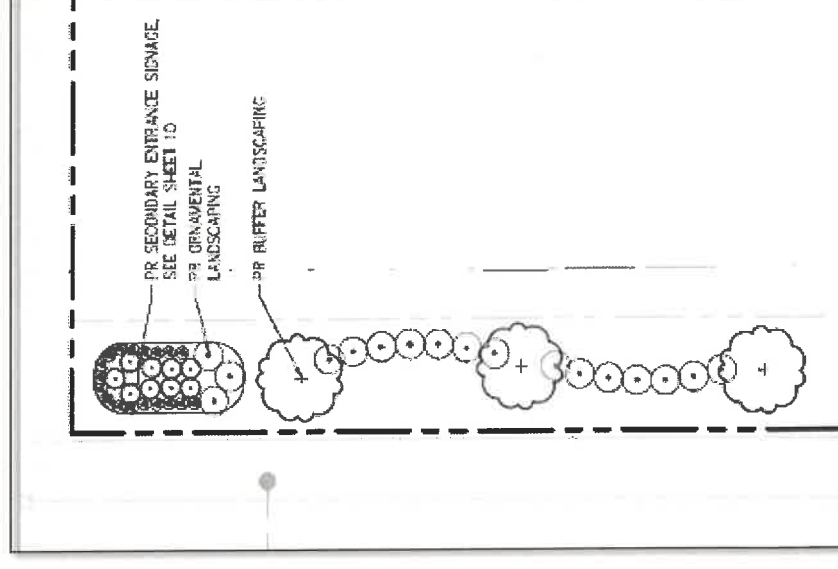
### Southern Entrance



### Northern Entrance



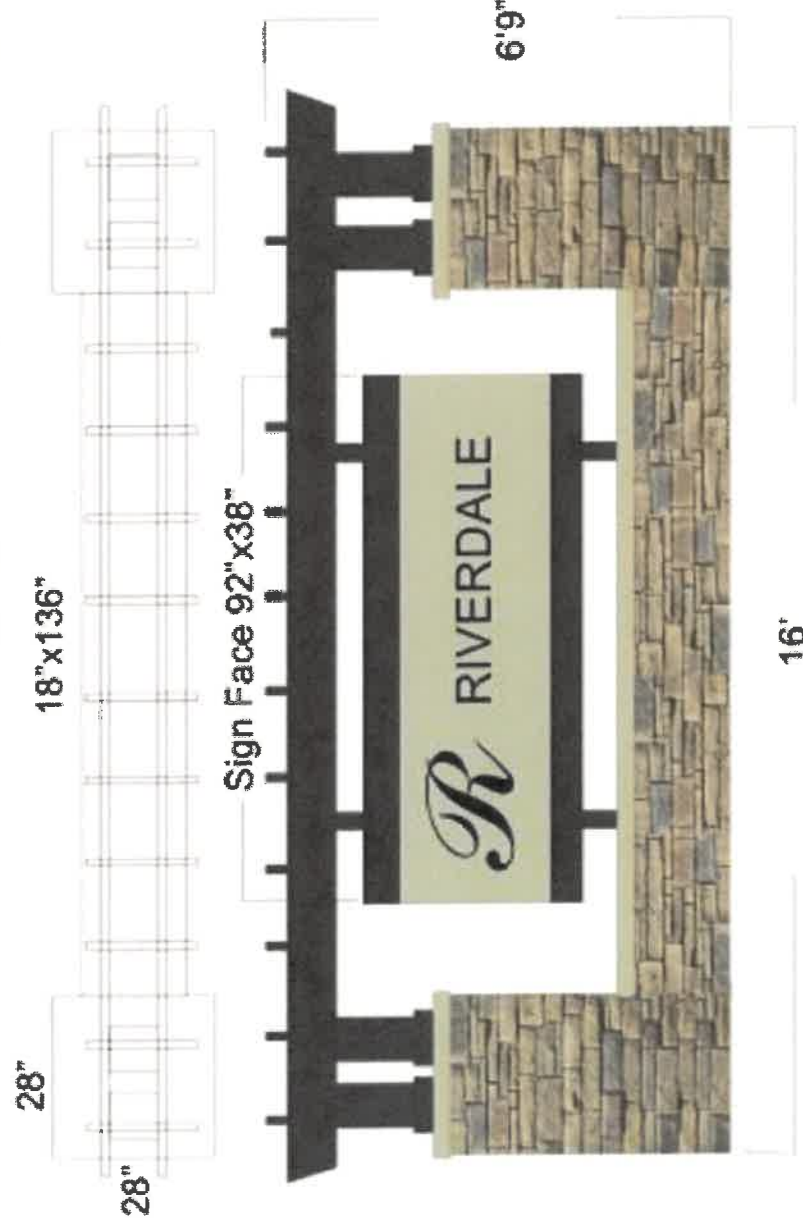
### Middle Entrance



# PUD REVIEW CRITERIA (G)

G) The Preliminary Plan shall show the location and arrangement of signs, structures, parking and loading areas, material/waste storage, walks, lighting and related facilities shall be compatible with existing, and future uses both within and adjoining the proposed development;

*Landscaped signage will be provided at each entrance*



EXAMPLE MAIN ENTRY SIGNAGE

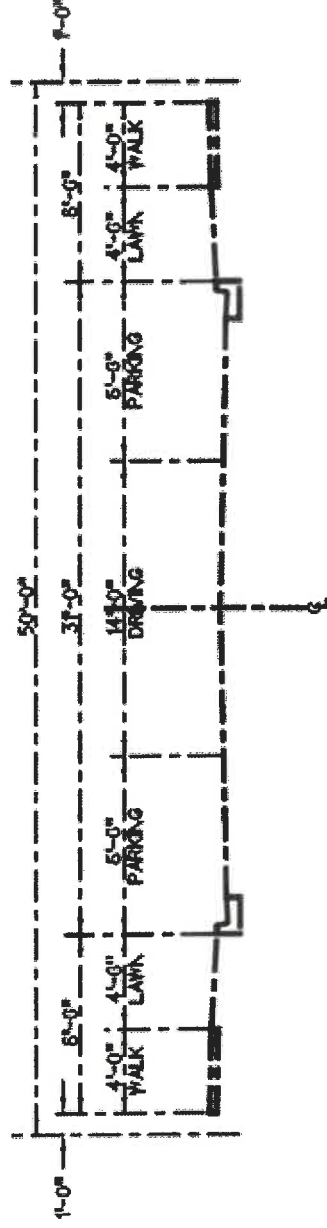


EXAMPLE SECONDARY ENTRY SIGNAGE

# PUD REVIEW CRITERIA (G)

*Parking, sidewalks, and street lighting will all be designed in accordance with City of Vandalia residential design standards*

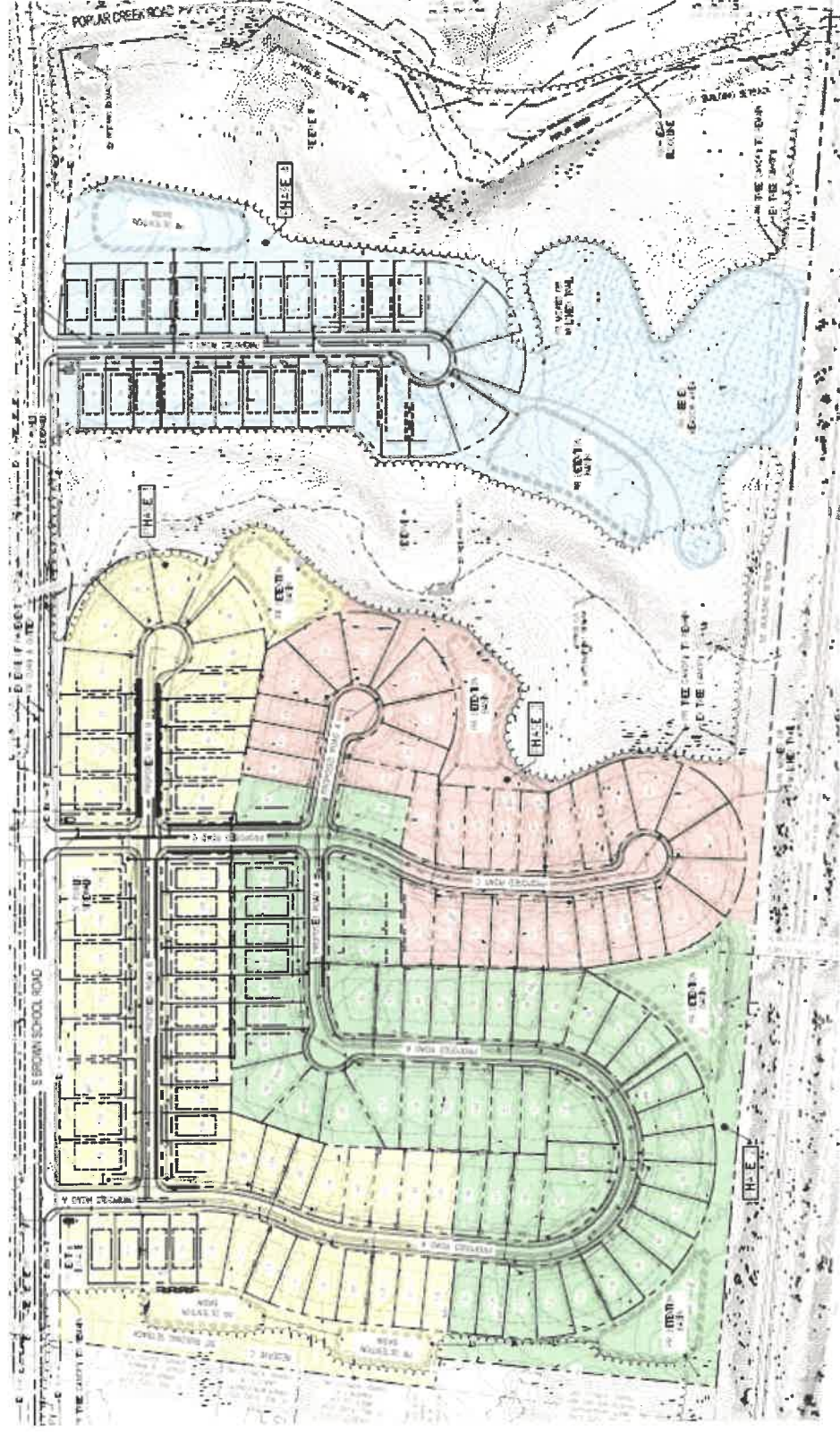
- ❖ 50 foot right of way
- ❖ 4-foot sidewalks
- ❖ On-street parking
- ❖ Two-way travel
- ❖ Cobra-head street-lights





# PUD REVIEW CRITERIA (I)

**1) The Preliminary Plan is designed to take advantage of the existing land contours in order to provide satisfactory road gradients and suitable building lots and to facilitate the provision of proposed services;**



# PUD REVIEW CRITERIA (J)

J) The Preliminary Plan shall not create excessive additional requirements for public facilities and services at public cost;

***The proposed plan does not create excessive additional requirements for public facilities and services at public cost.***

- ❖ *The proposed improvements to South Brown School Road will be financed and constructed by the developer.*
- ❖ *The proposed water and sanitary sewer improvements will be financed and constructed by the developer.*
- ❖ *The internal roadway improvements will be financed and constructed by the developer.*



# PUD REVIEW CRITERIA (K)

K) The Preliminary Plan shall not involve uses, activities, layout and building designs that are detrimental to the use of both the proposed facilities and/or nearby properties by reason of excessive traffic, noise or vibration, storm water flooding, air or water emissions, objectionable glare or lack of proper regard for privacy;

*The proposed single-family residential neighborhood will be designed in accordance with State, County, and Local engineering standards and zoning codes and will blend in with the Foxfire Subdivision and surrounding neighborhoods.*



# PUD REVIEW CRITERIA (L)

L) The Preliminary Plan has buildings designed with sufficient architectural variety and exterior surface complexity but includes elements which serve to visually unify the development; and,



**ARBOR**  
H O M E S



ELEVATION E SHOWN WITH BRICK OPTION A

2,581+ sq.ft.  
2 STORY  
4 BEDROOMS  
2.5 BATHS  
2 CAR GARAGE

ELEVATION A



SHOWN WITH BRICK OPTION A

ELEVATION C



SHOWN WITH BRICK OPTION C

ELEVATION E



SHOWN WITH BRICK OPTION A

ELEVATION B



SHOWN WITH BRICK OPTION B

ELEVATION D



SHOWN WITH EXTERIOR PORCH AND BRICK OPTION B

ELEVATION F



SHOWN WITH BRICK OPTION A



# PUD REVIEW CRITERIA (L)



**ARBOR**  
H O M E S



2,343+ sq. ft.  
2 STORY  
4 BEDROOMS  
2.5 BATHS  
2 CAR GARAGE

ELEVATION A



SHOWN WITH BRICK OPTION A

ELEVATION C



SHOWN WITH BRICK OPTION C

ELEVATION E



SHOWN WITH BRICK OPTION B

ELEVATION B



SHOWN WITH BRICK OPTION B

ELEVATION D



SHOWN WITH BRICK OPTION A

# PUD REVIEW CRITERIA (L)



**ARBOR**  
H O M E S



ELEVATION E SHOWN WITH BRICK OPTION A

1,760+ sq.ft.  
2 STORY  
3-4 BEDROOMS  
2.5 BATHS  
2 CAR GARAGE

ELEVATION A



SHOWN WITH BRICK OPTION A

ELEVATION C



SHOWN WITH BRICK OPTION C

ELEVATION E



SHOWN WITH 4'x8' FRONT PORCH AND BRICK OPTION B

ELEVATION B



SHOWN WITH BRICK OPTION B

ELEVATION D



SHOWN WITH BRICK OPTION B

ELEVATION F



SHOWN WITH BRICK OPTION A



# PUD REVIEW CRITERIA (M)

M) The Preliminary Plan has minimized the size of paved areas or provided adequate visual relief through the use of landscaped islands while providing adequate parking.

*The proposed preliminary plan does not involve the development of a large or small parking lot; however, it does involve the development of roadway infrastructure for residential housing. Below are design elements that have been incorporated to provide adequate visual relief through the preservation of green space.*

- ❖ Tree preservation (25.3 Acres)
- ❖ Open green space (14.4 Acres)
- ❖ (3) Landscaped entrance signs
- ❖ Nature trail (4,500 lineal feet)
- ❖ Stream & wetland preservation
- ❖ Detention basins (stormwater)





# Foxfire / Riverdale Comparison

Development Site	Foxfire Subdivision	Riverdale Subdivision
Site Area (Acres)	65.9	85.1
Zoning	RSF -2, RSF-4, RTF	PUD
Lots	152	167
Density (Lots Per Acre)	2.3	1.9
Phases	9	4
Minimum Lot Area (Acres)	.17	.17
Open Space (Acres)	.4	39.7
Open Space (%)	0.6	46.7
Min Lot Frontage (Ft)	55	55
Front Yard Setback (Ft)	25	30
Side Yard Setback (Ft)	7.5	7.5
Rear Yard Setback (Ft)	35	35

**Gross Density (Vandalia Zoning Code)** – The number of dwelling units per acre of the total land to be developed.

**1222.06 (a)(3) Development Standards PUD (Vandalia Zoning Code)** – The overall gross density of a residential component of a PUD shall comply with the comprehensive plan. Residential densities shall not exceed 6 dwelling units per gross acre for single-family development.

# Vandalia Market Home Values



**ARBOR**  
H O M E S

## Vandalia

Median

Housing Value

\$135,800

*Vision Vandalia Comprehensive Plan p.86*

## Foxfire Subdivision

Median

Avg. Sales Price

\$354,041

*Avg. sale price for 2020/2023*

## Proposed Subdivision

Estimated

Sales Price

\$300,000 - \$500,000

*Arbor Homes*

# Closing Summary

## *Closing thoughts...*

- ❖ *Misunderstanding of the facts*
- ❖ *Incorrect statements by public*
- ❖ *Neighboring properties include multi-family, medium density residential, and low density residential*
- ❖ *Less dense development than Foxfire*
- ❖ *Positive impact to property values*
- ❖ *Added similar 80' lots across the street on S Brown School Road*
- ❖ *Compliance with the comprehensive plan*
- ❖ *Support from city staff, schools, fire, police*



# Vision VANDALIA

Engaging Our Community to Move Us Forward

*What is the most critical issue  
for the future of Vandalia?*

*"The development of  
new housing with  
more options for  
people to live in the  
town."*

*Vision Vandalia Comprehensive Plan p. 82*



## Memorandum

**To:** Mr. Kurt Althouse, Interim City Manager  
**From:** Mrs. Angela Swartz, Deputy Clerk of Council  
**Date:** January 9, 2025  
**Re:** **Boards and Commissions – Appointment**

---

Attached for Council's review you will find an application for appointment to the Board of Zoning Appeals and an application for appointment to the Community Reinvestment Area Housing Council Board.

Steve Stefanidis has submitted an application requesting to be appointed to the Board of Zoning Appeals. There is one vacancy for the Board of Zoning Appeals as Ashley Franklin - Brown has resigned from her appointment due to moving and is no longer a Vandalia resident.

Steven Ponscheck has submitted an application requesting to be appointed to the Community Reinvestment Area Housing Council Board. There are currently three vacancies for the Community Reinvestment Area Housing Council Board.

After Council reviews said applications during the Monday, January 21st Study Session and meets the candidates, if Council desires, we can include the appointments as an Action Item at the Council Meeting on February 3, 2025. An appointment to the Board of Zoning Appeals will require Mr. Stefanidis to take an Oath of Office. There is no requirement for an Oath of Office to the Community Reinvestment Area Housing Council Board.

2/29/2024

# Boards Commission Application

Please take your time to fill out all areas of the application. Be as complete and accurate as possible. If there is a question you are unsure of, leave it blank. If you are notified that a field is required, please complete it to the best of your knowledge before submitting it.

## City of Vandalia - BOARDS AND COMMISSIONS APPLICATION

*If interested in more than one board, please number in order of preference.*

Committee	Preference	Committee	Preference
Bicycle Committee		<input checked="" type="checkbox"/> Golf Advisory Board	
Local Board of Tax Appeals		Housing Code Board of Appeals	2
Board of Zoning Appeals *	1	Parks & Recreation Advisory Board	
<input type="checkbox"/> Civil Service Commission *		Planning Commission *	
Community Reinvestment Area Housing Council		Vandalia Development Corporation	
Art Council			

* PLEASE NOTE: Appointment to these City boards & commissions are sworn positions that require you to take an Oath of Office

## Personal Information

<b>First Name *</b>	<b>Middle Name</b>	<b>Last Name *</b>
Steve		Stefanidis
<b>Mailing Address *</b>		<b>Apt. #</b>
1027 Neri Ave		
<b>City *</b>	<b>State *</b>	<b>Zip Code *</b>
Vandalia	Ohio	45377
<b>Email Address</b>	<b>Home Phone</b>	<b>Business Phone</b>
mrwheat21@yahoo.com	9378690019	

Why do you wish to be considered for this position?

Zoning board

Briefly state any specific background or qualifications you may have that would enhance your service on this board/commission/committee.

Retired construction project worker and was on the Tipp City board of appeals for two terms when I lived in Tipp.

Please list any past volunteer roles in schools, service clubs, and/or other civic organizations.

How do you view your role as an active member of the board/commission or committee?

Pre- hearing visits to the properties involved in hearings, questioning all parties involved in appeals, relying on my expertise in zoning, construction, and a common sense perspective of community development and local code perspectives.

Do you know the scheduled meeting dates and times of the board/commission/committee?

Yes

Are you willing to make the commitment to be a regular attending member?

Yes

Do you wish your application to be kept on file for future vacancies?

Yes

### **Signature**

*IF YOU WISH, PLEASE ATTACH YOUR RESUME. Please Sign to Acknowledge*

This document was signed by **Steve Stefanidis**  
on **02/29/2024 11:46:09 (UTC)**



## Steve Stefanidis

Vandalia, OH 45377 * (937) 869-0019 * [steve.stefanidis@aol.com](mailto:steve.stefanidis@aol.com)

### PROJECT MANAGER / CONSTRUCTION SUPERINTENDENT / OPERATIONS MANAGER

Provide change management leadership that drives performance and profitability. Proactive thinker and planner with 20 years of success in startup, fast-growth, and established construction companies.

Reputation for creating and implementing project management improvements that save money, save time, satisfy customers, and keep businesses ahead of competitors.

Adaptable. Lifelong learner. Incentivized by challenges. Relationship builder.

• Onsite Supervision	• Budgeting/Cost Control	• Contract Negotiation	• Safety Management
• Customer Interface	• Technology Integration	• Compliance	• Statistical Analysis
• Work Scope Development	• Subcontractor Oversight	• Lean Management	• Blueprint Interpretation

### EMPLOYMENT HISTORY

#### Terra Strat Group – Columbus, OH – 2019 – April 2021

**Senior Project Manager (Consultant)** recruited by the owner of a startup that specializes in construction project management. Hired based on personal industry reputation and ability to set up the PMO as well as help steer the company through the COVID-19 pandemic that was impeding corporate growth.

Supervised >50 tradespeople at sites in 20 cities and 9 US states (remotely and onsite). Directed all phases of multimillion dollar commercial projects across ground-up, buildouts, and remodels. Through competitive bidding and using lean techniques, consistently brought jobs in about 20% under budgets.

Estimated and managed budgets. Submitted permit packages and worked with the Building department for issuance. Developed scopes of work from blueprints. Negotiated agreements, hired subcontractors, and arranged for utilities.

Conceived and introduced a process for improving stakeholder communication. Used templates, spreadsheets, and checklists to update and inform. The result was a 20% increase in business (about \$2.0M) and referrals to other customers' project managers.

### Selected Achievements

- Oversaw expansion projects for 3 financial institutions collectively representing \$6.7M in revenue for the company. Managed interior and exterior conversions of 24 retail and office spaces that, together, delivered \$8.0M in income.
- Increased the profit margin 12% by developing a network of subcontracts and initiating a more competitive bidding process.
- Reduced materials costs 8% through executing a supply chain system based on an on-time delivery model.
- Developed a safety program and implemented a PPE requirement standard that resulted in zero reportable workplace injuries and no increase in Workers' Compensation expense.

#### One Source – Humble, TX – 2017 – 2019

**Senior Project Manager** in the Major Construction division. Recruited by the Operations Manager of a midsized company that provided construction, security, and lighting services. Hired based on personal industry reputation. Supervised 75 tradespeople in >30 cities in 15 US states (remotely and onsite). (The company was sold.)

**T**eamed with the General Operations Manager and owners to drive >\$15M in new business. Planned, forecasted, and allocated budgets. Handled installation of operational systems for large construction projects such as low-voltage for communication and data, lighting, and alarms and cameras for security systems.

**K**ept stakeholders apprised of the status of construction projects. Interacted with municipal authorities, subcontractors, utility companies, and customers' project managers. Closed out jobs and provided documentation to appropriate individuals.

**C**reated networks of customer-approved subcontractors and 75 new vendors and initiated a more-competitive bidding process. Put in place a supply chain system using an on-time delivery model to increase project completion an average of 35% ahead of schedule.

### ***Selected Achievements***

- Directed a retail construction remodel and equipment upgrade program valued at \$18M.
- Oversaw a \$2.5M natural disaster remediation program (Hurricane Harvey) that involved stud-out rehabs across power, data and communication, HVAC upgrades, exterior rehab, and roofing for 2 facilities.
- Managed a retrofit and upgrade that created 6 retail and office facilities and was valued at \$8.75M. Met challenges of construction delays, shortages of subcontractors and materials, resolving complex situations with state and city agencies, negotiating with local utilities and hazard materials remediation and disposal.

### **Coast to Coast Solutions – Urbana, OH – 2000 – 2017**

Recruited as **Senior Project Manager** by the owner of a family owned construction business specializing in remodeling, buildouts, and new workspaces for retail and office spaces. Supervised 40 people.

**P**rovided comprehensive project management. Recruited, hired, trained, scheduled, and supervised in-house and subcontractor teams. Increased profitability 15% by establishing systems and processes that reduced materials costs and labor, and quickly resolved delay issues.

**O**versaw the Chase Bank expansion, an \$11M project involving 50K square feet and build out. Added office/retail space that included exterior and foundation construction

**M**anaged conversion of a strip mall. The \$9M project required demolition of existing facilities and building new work and retail spaces.

### ***Selected Achievements***

- Reduced Workers' Compensation rates by 20% through introducing a new safety program.
- Increased revenue more than 20% per year by expertly managing projects collectively totaling >\$50M,
- Developed relationships with subcontractors, architects, building inspectors, and local municipalities. Efforts enhanced project planning, execution, and closeouts, allowing for a 90% percent on-time completion rate, and 85% on-budget success.

### **EDUCATION & ADDITIONAL INFORMATION**

Bachelor of Science (Major in Education), The Ohio State University, Columbus, OH

Master Project Management Certification, American Academy of Project Management

OSHA 30-Hour Construction Card

Manage 90% of workflow online. Proficient in Microsoft Office and Quickbase Project Management software.

Member, Affiliations American Academy of Project Management

Zoning Appeals Board Member, Tipp City, OH



# Boards Commission Application

Please take your time to fill out all areas of the application. Be as complete and accurate as possible. If there is a question you are unsure of, leave it blank. If you are notified that a field is required, please complete it to the best of your knowledge before submitting it.

## City of Vandalia - BOARDS AND COMMISSIONS APPLICATION

*If interested in more than one board, please number in order of preference.*

Committee	Preference	Committee	Preference
Bicycle Committee		Golf Advisory Board	
Local Board of Tax Appeals		Housing Code Board of Appeals	
Board of Zoning Appeals *		Parks & Recreation Advisory Board	
Civil Service Commission *		Planning Commission *	2
Community Reinvestment Area Housing Council		Vandalia Development Corporation	3
Art Council	—		

* PLEASE NOTE: Appointment to these City boards & commissions are sworn positions that require you to take an Oath of Office

## Personal Information

**First Name ***

| Steven

**Middle Name**

| J

**Last Name ***

| Ponscheck

**Mailing Address ***

418 WOODLAND MEADOWS DR

**Apt. #**

**City ***

VANDALIA

**State ***

Ohio

**Zip Code ***

▼ |

45377-1572

**Email Address**

ponsathi1@aol.com

**Home Phone**

9372721129

**Business Phone**

Why do you wish to be considered for this position?

Now that I am retired, I have the availability to volunteer my time and experience where I can.

Briefly state any specific background or qualifications you may have that would enhance your service on this board/commission/committee.

As the Tooling Engineering Manager (now retired) at Lord Corporation, I was responsible design, development, maintenance of all tooling in the plant. This also included manager responsibility for all the personnel involved. I was charged with soliciting quotations, awarding contracts, and maintaining budgets and timelines.

Please list any past volunteer roles in schools, service clubs, and/or other civic organizations.

Training and education programs at MVCTC and Sinclair Community College in the precision machining programs. Active Poll worker for Montgomery County.

How do you view your role as an active member of the board/commission or committee?

As an unbiased community member that is concerned with the thoughtful and objective future of Vandalia.

Do you know the scheduled meeting dates and times of the board/commission/committee?



Not at this time.

Are you willing to make the commitment to be a regular attending member?

Yes I will.

Do you wish your application to be kept on file for future vacancies?

Yes please.

## **Signature**

*IF YOU WISH, PLEASE ATTACH YOUR RESUME. Please Sign to Acknowledge*

This document was signed by **Steven J. Ponscheck**  
on **01/07/2025 22:34:39 (UTC)**

# Memorandum



**To:** Mark Schwieterman, Interim City Manager  
**From:** Kurt Althouse, Police Chief  
**Date:** December 27, 2024  
**Subject:** Flock Safety annual maintenance agreement

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The Vandalia Division of Police has twelve public safety cameras throughout the city that are maintained by Flock Safety to capture vehicle and license plate images as a criminal investigation tool for patrol officers and investigators.

As part of our capital budget, the Police Division has an annual maintenance agreement with Flock Safety for these twelve cameras at \$30,000.00 which was approved as part of 2025 budget.

# flock safety

Flock Group Inc dba Flock Safety  
[www.flocksafety.com](http://www.flocksafety.com)

## INVOICE

Invoice Number INV-53733  
Invoice Date: 12/17/2024  
Due Date: 1/16/2025  
Payment Terms: Net 30  
PO#:

Bill OH - Vandalia PD  
To: 333 James Bohanan Dr  
Vandalia, Ohio, 45377

Ship To: OH - Vandalia PD  
245 James Bohanan Dr  
Vandalia, Ohio 45377

Billing Company Name: OH - Vandalia PD  
Billing Contact Name:  
Billing Email Address:

Payment Terms: Net 30  
Contracted Billing Structure: Annual

Notes: OH - Vandalia PD - Co-Term: Year 2 of 60 Month Term, 2024 - 2025. Per signed agreement. Recurring total. Period 12/6/24 through 12/5/25.

ITEMS	QTY	UNIT PRICE	SALES TAX	TOTAL
FlockOS ™	1	\$0.00	\$0.00	\$0.00
Flock Safety Falcon ®	12	\$2,500.00	\$0.00	\$30,000.00

Unless otherwise noted on the Order Form, the Term shall commence upon first installation and validation of Flock Hardware.  
Link to Location of Services:

**Subtotal:** \$30,000.00  
**Sales Tax:** \$0.00  
**Credit:** \$0.00  
**Payments:** \$0.00  
**Balance Due:** \$30,000.00

If you have questions about your invoice or need to update your billing contact information, please email [billing@flocksafety.com](mailto:billing@flocksafety.com) or call 866-901-1781, option 3.



## INVOICE

Flock Group Inc dba Flock Safety  
[www.flocksafety.com](http://www.flocksafety.com)

Invoice Number INV-53733  
Invoice Date: 12/17/2024  
Due Date: 1/16/2025  
Payment Terms: Net 30  
PO#:

### Payment Remittance Information

#### Pay by Check:

Payable to: Flock Group Inc  
Memo: INV-53733  
Mail to: PO Box 121923  
Dallas, TX 75312-1923

*If paying by check, please include the remittance slip below.*

#### Pay by ACH:

Account Legal Name: Flock Group Inc.  
Account Number: 3302113966  
Account Type: Checking  
Routing / SWIFT Code: 121140399 / SVBKUS6S

*If paying by ACH, please include your invoice number in the memo section of the ACH transfer request.*

Please be aware that failure to pay the invoice by the due date may result in an interest penalty or disconnection of service, as specified in your contract.

.....  
Detach and Return with Payment

#### Make Checks Payable to: Flock Group Inc

If sending via Flock Group Inc  
USPS: PO Box 121923  
Dallas, TX 75312-1923

Or

If sending via Flock Group Inc  
UPS, FedEx or 891923  
USPS: 1501 North Plano Rd. ste 100  
Richardson, TX 75081

Account: OH - Vandalia PD

Invoice # INV-53733

Amount Due: **\$30,000.00**

Amount Enclosed: \$ _____



## TRAINING FACILITY SITE DISCUSSION

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## BACKGROUND

- Loss of the North Dixie Fire Station as a site for training (and storage).
- “Earmarked” funds from Dixie Station sale for training facility
- Master Plan for Public Safety Training Site on Webster Completed
- Webster Land Donation, zoned for Public Facilities
- We have been working with our mutual aid partners to gauge interest in a shared facility at the Webster Street site.



## NEED FOR TRAINING SITE

- Top Tier Training = Top Tier Services
- Need Practice Facilities
- Training Philosophy (sets & reps)
- Difficult to create realistic sets and reps in the current training environment
- Desire to become/partner with a Fire Charter Training Program
- Community Risk Assessment recommends training center.
- ISO Rating Improvements will require
- State CEU and Initial Firefighter Training Requirements
- Developing Our Farm League



## FIRE CHARTER PROGRAM

- Should be our goal as a professional organization.
- Validates the training programs
  - Allows us to easily provide qualifying continuing education to our FF's
- Allows us to training our own firefighter candidates:
  - Apprentice (High School Program)
  - Part-time Candidate Pool (Farm League)
  - Full-time
- Allows us to host training and provide CEU's
- Partnerships & possibly revenue to support the TC.



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# COMMUNITY RISK ASSESSMENT RECOMMENDATION

**Recommendation 2:** VDF should develop a plan or partnership to build a centralized training facility.

**Description:** The closest adequate training facility is located in Dayton, and any use of that facility requires sending apparatus and personnel out of the city.

**Outcomes:** A centralized training center closer to Vandalia contributes to the overall effectiveness, efficiency, and professionalism of firefighting by providing standardized, specialized, and up-to-date training. A centralized training center would keep fire departments closer to their respective response areas so they do not have to travel long distances to a facility to train.

**Estimated Financial Cost/Savings:** Starting a centralized training center will cost between \$1.2–\$1.8 million. This figure does not include the land purchase and site work. By developing a partnership with other fire departments near Vandalia, financial resources can be shared to complete the project. The partnership will also allow the project to be funded by grants and other outside funding sources to minimize the financial burden on the partnership.



# ISO TRAINING REQUIREMENTS

- Company Training: 192 hours per year is required in accordance with the general criterion of NFPA 1001 Standard for Fire Fighter Professional Qualifications
- Hazardous Materials Training: 6 hours per year
- **Driver Training:** 12 hours per year is required in accordance with the general criteria of NFPA Standards
- **New Driver Training:** One-time completion requirement of 60 hours.
- Officer Training: The Officer Certification Requirement remains steady at 12 hours per year.
- Recruit Training: Personnel who automatically get credit if their department requires state certification as an employment pre-requisite, are required to complete 240 hours.
- **Facility Training:** This category, formerly "Training Drills," refers to training done at a training facility. A training facility is defined as a 3-story tower on 2 acres of property with some sort of burn room, smoke room, or burn prop. Personnel are required to complete 18 hours per year.





# STATE OF OHIO FIREFIGHTER TRAINING REQUIREMENTS

- Firefighter 1 Training 124 hours (minimum we accept PT)
- Firefighter 2 Training 240 hours (must have to be FT) *includes live fire
- 36 hours of CEU required to recert fire certification 3-year cycle

- EMS (3-year cycle)
  - 40 hours EMT
  - 75 hours Paramedic

Also:  
Fire Inspector +24 hours  
Fire Instructor +6 hours  
Special Certifications

In total:	
Firefighter/EMT	76
Firefighter/Paramedic	111
FF/Paramedic/Inspector	135
FF/Paramedic/Instructor	141



# CURRENT TRAINING FACILITIES & SITES

- Shared Containers at Union Service Center.
- City Facilities
- Community Partners (Sandy's)
- Fire Stations
- Limited, Prevent Damage, Not Real, Not able to provide "game day" scenarios.
- No Space for expansion and don't control the strategy of the property for the future.



# NEEDS



## Phased Approach:

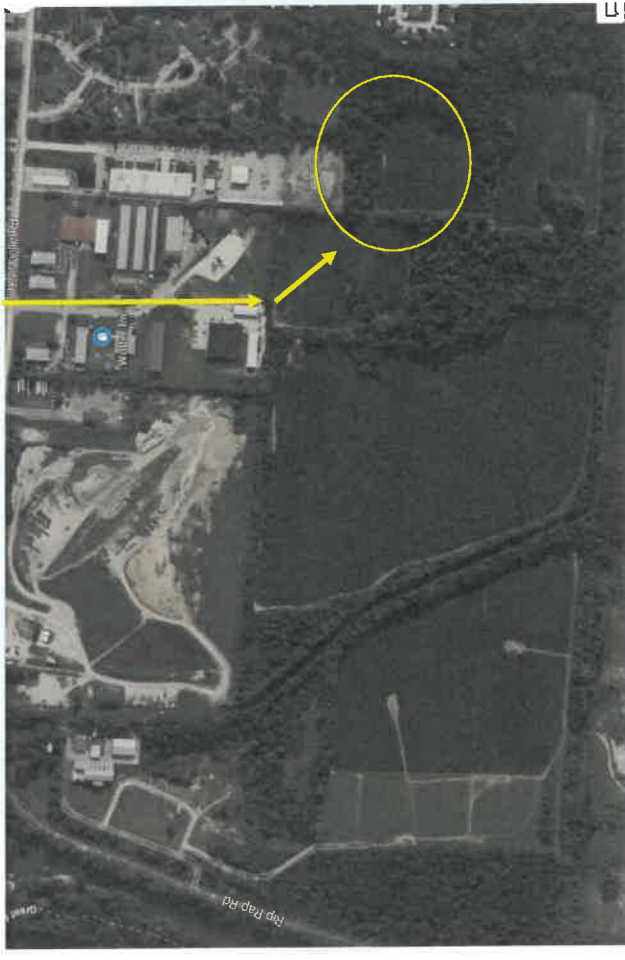
1. Fire Training Facility
  - ALL Firefighter Skills
  - Live Fire +
2. Hard Pan Surface
  - Driver/Operator Training (layout hose)
  - Auto Extrication
3. Auto Fire Simulator (partner)
4. “Butler Building” (classrooms, restrooms, & storage)
5. Technical Rescue Props Future
6. Police have a list of needs



# HUBER PARTNERSHIP

Why we are here:

- Partnership opportunity VFD, BTFD and Huber
- End of Bridgewater Road
- Huber focus is on space for driver's training.
- Doesn't fix our current issue, still 8-9 minutes to "center of city" + to west.
- Isolated, expansive
- Could support police and fire at site.
- Any site is 2-3 years out for development.





## VANDALIA SITE 1

1. In the city (closer for Twp.)
  - No go for Huber
2. We own the land
3. Topography and earth work required?
4. Utilities Close (County Water/Sewer)
5. Expandable based upon our master plan.
  - Cost Associated
6. Strategic Location
  - Could Attract Partners
  - Could aid us in position a Fire Station in the future
7. Somewhat isolated
8. Close to the 5 year well field protection
9. May be 1-2 years out if we move on it.





## VANDALIA SITE 2

- We own the land
- Somewhat Isolated
- Utilities at north end (city owned)
- Will require mater planning, extensive earth work, utilities extension, and accessibility
- Expandable
- Location is fair (close to Station 1) may be better for Twp.
- Huber would be out.
- May be able to accommodate police needs here?
- Site is 2-3 years out from operational



## VANDALIA SITE 3

- We own land
- In City, near Station 1
- City utilities at the site
- Earthwork (borrow pit)
- How does it impact your ability to develop adjacent property.
- Police Needs?
- May be 1-2 years out



## **VANDALIA SITE 4**

- Redevelopment of Public Works Facility
- Improvements and Earthwork
- Question what's in the hill?
- Storage Space, Classroom, Indoor Training Space, Bathrooms.
- Share with Golf Maintenance
- Limited space to grow/expand
- No Police Needs?
- Site is 2-3 years out from development, if coordinated with public works facility.



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## WHAT DO WE NEED?

- Are you ok with Huber Partnership?
- If not, where should we be looking?
- Can we engage contractors to get surveyed/site plans?

## Questions





**February 3, 2025**

**Study Session**

- Resolution: First Suburbs By-Laws
- Discussion: EV Charger Update

**Council Meeting**

Communications, Petitions and Awards

- Boards & Commissions Appointments:
  - Steve Stefanidis, Board of Zoning Appeals
  - Steve Ponscheck, Community Reinvestment Area Housing Council Board

Action Item

Resolution

- Curb/Sidewalk Award
- Kenneth Avenue Watermain Replacement & Resurfacing Award
- Water Meter Purchase

Ordinance – First

- Ordinance: PC25-0001 – PUD - Addison Properties Development– S. Brown School Road

Ordinance – Second Reading

Ordinance – Emergency

Variance/Conditional Use

Executive Session

**February 17, 2025 - Michael Blakesly, Vice Mayor on 2/17/25 Legislation**

**Study Session**

- Presentation: Utility Funds
- Resolution: Sliplining Award
- Resolution: Phone System Upgrade
- December and End of Year 2024 Financial Reports
- January 2025 Financial Reports

**Council Meeting**

Communications, Petitions and Awards

Action Item

Resolution

- First Suburbs By-Laws

Ordinance – First



Ordinance – Second Reading

- Ordinance: PC25-0001 – PUD - Addison Properties Development– S. Brown School Road

Ordinance – Emergency

Variance/Conditional Use

Bill Listing January

Executive Session

**March 3, 2025 - ACM Cron at meeting ICM Althouse on Legislation**

**Study Session**

- Resolution: Asphalt Purchase Award
- Discussion: CRA Action Plan

**Council Meeting**

Communications, Petitions and Awards

Action Item

Resolution

- Sliplining Award
- Phone System Upgrade

Ordinance – First

Ordinance – Second Reading

Ordinance – Emergency

Variance/Conditional Use

Executive Session

**March 17, 2025**

**Study Session**

**Council Meeting**

Communications, Petitions and Awards

Action Item

Resolution

- Asphalt Purchase Award

Ordinance – First

Ordinance – Second Reading

Ordinance – Emergency

Variance/Conditional Use

Bill Listing February

Executive Session

**April 7, 2025**

**Study Session**

**Council Meeting**

Communications, Petitions and Awards

- Proclamation - National Public Safety Telecommunicators Week April 13 – 19

Action Item

Resolution

Ordinance – First

Ordinance – Second Reading

Ordinance – Emergency

Variance/Conditional Use

Executive Session

**April 21, 2025**

**Study Session**

- Ordinance: Assessments January, February and March
- Discussion: EV Charger Update

**Council Meeting**

Communications, Petitions and Awards

Action Item

Resolution

Ordinance – First

Ordinance – Second Reading

Ordinance – Emergency

- Assessments January, February and March

Variance/Conditional Use

Bill Listing March

Executive Session

**May 5, 2025**

**Study Session**

**Council Meeting**

Communications, Petitions and Awards

- Proclamation – Bicycle Month – May 2024
- Proclamation – National Police Week – May 11-17, 2025
- Proclamation - Public Works Week – May 18-24, 2025

Action Item

Resolution

Ordinance – First

Ordinance – Second Reading

Ordinance – Emergency  
Variance/Conditional Use  
Executive Session

**May 19, 2025**

**Study Session**

**Council Meeting**

Communications, Petitions and Awards  
Action Item  
Resolution  
Ordinance – First  
Ordinance – Second Reading  
Ordinance – Emergency  
Variance/Conditional Use  
Bill Listing April  
Executive Session

**June 16, 2025**

**Study Session**

**Council Meeting**

Communications, Petitions and Awards

- Proclamation – Pollinator Week June 23-29, 2025

Action Item  
Resolution  
Ordinance – First  
Ordinance – Second Reading  
Ordinance – Emergency  
Variance/Conditional Use  
Bill Listing May  
Executive Session

**July 21, 2025**

**Study Session**

- Ordinance: Assessments April, May and June

**Council Meeting**

Communications, Petitions and Awards  
Action Item  
Resolution  
Ordinance – First  
Ordinance – Second Reading  
Ordinance – Emergency

- Assessments April, May and June

Variance/Conditional Use

Bill Listing June

Executive Session

**August 18, 2025**

**Study Session**

**Council Meeting**

Communications, Petitions and Awards

Action Item

Resolution

Ordinance – First

Ordinance – Second Reading

Ordinance – Emergency

Variance/Conditional Use

Bill Listing July

Executive Session

**TUESDAY, September 2, 2025**

**Study Session**

**Council Meeting**

Communications, Petitions and Awards

Action Item

Resolution

Ordinance – First

Ordinance – Second Reading

Ordinance – Emergency

Variance/Conditional Use

Executive Session

**September 15, 2025**

**Study Session**

**Council Meeting**

Communications, Petitions and Awards

Action Item

Resolution

Ordinance – First

Ordinance – Second Reading

Ordinance – Emergency

Variance/Conditional Use

Bill Listing August  
Executive Session

**October 6, 2025**

**Study Session**

**Council Meeting**

Communications, Petitions and Awards  
Action Item  
Resolution  
Ordinance – First  
Ordinance – Second Reading  
Ordinance – Emergency  
Variance/Conditional Use  
Executive Session

**October 20, 2025**

**Study Session**

- Ordinance: Assessments July, August and September

**Council Meeting**

Communications, Petitions and Awards  
Action Item  
Resolution  
Ordinance – First  
Ordinance – Second Reading  
Ordinance – Emergency

- Assessments July, August and September

Variance/Conditional Use  
Bill Listing September  
Executive Session

**November 3, 2025**

**Study Session**

**Council Meeting**

Communications, Petitions and Awards  
Action Item  
Resolution  
Ordinance – First  
Ordinance – Second Reading  
Ordinance – Emergency  
Variance/Conditional Use  
Executive Session



**November 17, 2025**

**Study Session**

**Council Meeting**

Communications, Petitions and Awards

Action Item

Resolution

Ordinance – First

Ordinance – Second Reading

Ordinance – Emergency

Variance/Conditional Use

Bill Listing October

Executive Session

**December 1, 2025**

**Study Session**

**Council Meeting**

Communications, Petitions and Awards

Action Item

Resolution

Ordinance – First

Ordinance – Second Reading

Ordinance – Emergency

Variance/Conditional Use

Executive Session

**December 15, 2025**

**Study Session**

**Council Meeting**

Communications, Petitions and Awards

Action Item

Resolution

Ordinance – First

Ordinance – Second Reading

Ordinance – Emergency

Variance/Conditional Use

Bill Listing November

Executive Session