

**February 3, 2025  
City Council  
Council Meeting - 7:00 PM**

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Meeting ID: 852 8883 4157

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1. Call to Order
2. Moment of Reflection
3. Pledge of Allegiance
4. Approval of Minutes
  - A. Council Study Session Minutes: December 16, 2024
  - B. Council Meeting Minutes: December 16, 2024
5. Communications, Petitions and Awards
6. Public Hearing
7. Comments from Interested Citizens
8. City Manager's Report
  - A. Information Items
  - B. Action Items
    1. **Boards & Commissions Appointments**

Enclosed is the application of Steve Stefanidis, who is requesting appointment to the Board of Zoning Appeals and the application of Steve Ponscheck, who is requesting appointment to the Community Reinvestment Area Housing Council Board.
9. Old Business

## 10. Resolutions

- A. **25-R-10 A Resolution Awarding The Bid For Removal And Replacement Of Certain Curbs And Sidewalks Requested By Development And Engineering Services, To Coate Construction LLC At The Lowest And Best Bid Price Of \$420,930.00**
- B. **25-R-11 A Resolution Awarding The Bid For The Kenneth Avenue Watermain Replacement Project Requested By Development And Engineering Services, To Sturm Construction, Inc. At The Lowest And Best Bid Price Of \$550,000.00**
- C. **25-R-12 A Resolution Authorizing The Purchase Of Water Meters And Appurtenances From Buckeye State Pipe & Supply Company, Inc. At A Cost Not To Exceed \$500,000**

## 11. Ordinances - First Reading

- A. **25-02 An Ordinance Approving A Planned Unit Development Preliminary Development Plan And Associated Zoning Map Change For Land Generally Located At 7848 South Brown School Road**

## 12. Ordinances - Second Reading

## 13. Ordinances – Emergency

## 14. Reports from Boards and Commissions

## 15. Council Comments

## 16. Executive Session - To consider the purchase of real property.

## 17. Adjournment

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.

**CITY OF VANDALIA**  
**December 16, 2024**  
**City Council**  
**Study Session – 5:15 PM**

**CITY OF VANDALIA**  
**Council Study Session Minutes**  
**Municipal Building**  
**333 Bohanan Drive**  
**Monday, December 16, 2024**  
**5:15 P.M.**

**Councilmembers Present:** Mayor Herbst, Vice Mayor Mike Blakesly, Councilmember Amber Aivalotis-Weaver, Councilmember Cindy Doogan, Councilmember Candice Farst, Councilmember Corey M. Follick and Councilmember Dave Lewis.

**Others Present:** Jerry McDonald, Marcella McHenry, Mark Schwieterman, Rob Cron, Angela Swartz, Darren Davey, Steve Clark, Alicia McCracken, Bridgette Leiter, Mike Hammes, Ben Borton, Jake Hayslett, Kurt Althouse, Robert Hussong, Contessa Hussong, Amos Knipp and Barbara Spurgeon.

**Mayor Herbst** called the Study Session to order at 5:15 p.m.

**Mayor Herbst** advised it has been recommended that Council enter into Executive Session to discuss the appointment, employment and compensation of a public employee and to consider the purchase of real property. It was moved by Councilman Lewis, seconded by Vice Mayor Blakesly to adjourn into Executive Session. All members present voted yes. Motion passed 7-0.

Council adjourned into Executive Session at 5:15 pm.

It was moved by Councilman Lewis, seconded by Councilwoman Farst, to reconvene to the Study session at 6:00 pm. All members voted yes. Motion passed 7-0.

**Monday, December 16, 2024**

**Items on this evening's Council Meeting Agenda**

**Mayor Herbst** called for questions or comments regarding items on this evening's Council agenda. There were none.

**Ordinance: Clean Up Supplemental**

**Mrs. Leiter** advised Council of the 2024 clean up supplemental appropriation Ordinance for the following items:

**General Fund:**

**Police - Administration:**

- **\$400.10** – increase appropriations to account for costs related to a personal charge to a hotel for hotel reservations made in error by an employee on the city purchasing card. The employee reimbursed the city for the expense.

**Police - Operations:**

- **\$8,039** – increase appropriations to account for a donation to the Division of Police to apply to the purchase of furniture for an outdoor seating area at the Justice Center.
- **(\$17,500)** – decrease appropriations from the fuel account in the operations department within the General Fund to the Police-Fire-Street CIP Fund to purchase

an E-bike and camera/audio. Both pieces of equipment were originally requested in the 2025 Capital Budget but were removed and the items were purchased in 2024.

- **\$6,660.48** – increase appropriations to account for costs related to repair work on two police vehicles that were recently damaged. The costs will be reimbursed by the City's insurance provider.

**Fire:**

- **\$5,000** – increase appropriations to account for revenue received from the sale of ten (10) used Motorola portable radios to the Harrison Township Fire Department and reimburse the expense account in the General Fund.
- **\$100** – increase appropriations to account for costs associated with the purchase of candy to be used at fall 2024 events attended by the Division of Fire. A donation was received from the American Legion Auxiliary Post 668 to cover the costs of the candy.

**IT:**

- **\$8,103.64** – increase appropriations to account for costs related to VMware. The current VMware vendor was purchased by Broadcom and the licensing model changed from perpetual to a subscription. To obtain competitive pricing, the city must commit to a 5-year pricing agreement. The change in cost is significantly higher but is still quite a bit less than retail cost. The city's contract expired at the end of July; therefore, the new price went into effect beginning in August 2024 moving forward. The increase in cost was not included in the 2024 Budget, and part of the cost was offset by unused budgeted funds in other accounts.

**Non-departmental:**

- **\$400,000** – increase appropriations to account for the transfer of funds from the General Fund to the Capital Improvement Fund. The grant funds received from the State of Ohio were applied to the General Fund and will be transferred to the Capital Improvement Fund to be used as an offset for costs associated with the Robinette Park Improvements Project.
- **\$2,200,000** – increase appropriations to account for the transfer of funds from the General Fund to the Golf Fund to offset costs associated with the Golf Course Irrigation System Project.

**OMVI E&E Fund:**

- **\$38,529.93** – increase appropriations to account for the transfer of funds from the OMVI E&E Fund to the OMVI Indigent Fund. An internal audit was conducted, and it was determined that funds were posted to the OMVI E&E Fund and should have been posted to the OMVI Indigent Fund.

**American Rescue Plan Act Fund:**

**Parks & Recreation – Parks:**

- **(\$296,164)** – decrease appropriations in the Parks department and increase appropriations in the Golf Course Maintenance department. Additional outside funding was received to offset costs related to the Robinette Park improvements project; therefore, another need for use of the remaining ARPA funds has been identified and will be used to offset costs associated with the Golf Course Irrigation System Project.

**Golf Course – Course Maintenance:**



- **\$297,467** - increase appropriations in the Golf Course department. Additional outside funding was received to offset costs related to the Robinette Park improvements project; therefore, another need for use of the remaining ARPA funds has been identified and will be used to offset costs associated with the Golf Course Irrigation System Project.

**FEMA Special Revenue Fund:**

- **\$32,761.17** – increase appropriations to account for the transfer of funds from the FEMA Special Revenue Fund to the General Fund. The funds received from federal grants (fire prevention and safety and the 2024 Eclipse event) are required to be posted to the FEMA Special Revenue Fund and subsequently transferred to the appropriate fund the expenditures were originally expensed from.

**Capital Improvement Fund:**

**Parks & Recreation – Parks:**

- **\$366,000** – increase appropriations to account for costs related to the design services, and due to the removal of the ARPA funds originally earmarked for the Robinette Park improvements project, which have now been designated for use on the Golf Irrigation System Project.

**Police-Fire-Street CIP Fund:**

**Street:**

- **(\$717,132)** – decrease appropriations to account for the revenue and expense related to the Webster St. resurfacing project. The city received a grant that was used to offset the expense and neither the revenue nor the expense was required to be processed through the city's finance software system.

**Police - Operations:**

- **\$17,500** - increase appropriations from the fuel account in the operations department within the General Fund to the Police-Fire-Street CIP Fund to purchase an E-bike and camera/audio. Both pieces of equipment were originally requested in the 2025 Capital Budget but were removed and the items were purchased in 2024.

**CDBG Fund:**

**Non-departmental:**

- **(\$50,000)** – decrease appropriations to account for an expense transfer from a multiple purpose department account code included in the CDBG Fund to the sewer department account code to properly apply the expense to the correct department affiliated with the project.

**Sewer:**

- **\$50,000** - increase appropriations to account for an expense transfer from a multiple purpose department account code included in the CDBG Fund to the sewer department account code to properly apply the expense to the correct department affiliated with the project.

**Golf Fund:**

**Course Maintenance:**

- **\$30,000** – increase appropriations to account for costs related to storm damage to power lines from the wellfield for the irrigation system.
- **(\$297,467)** – decrease appropriations related to costs associated with the Golf Course Irrigation System. The remaining funds in the ARPA Fund will be used to offset part of the total cost of the Irrigation System Project.

**Councilman Follick** inquired if the 2025 end of year supplemental for non-departmental transfers back to the departments will not exist due to changing the budget. Mrs. Leiter confirmed this was correct. There were no further comments or questions from Council.

### Monday, January 6, 2025

#### Resolution: Tree Clearing at 810 Northwoods – Public Works Facility

**Mr. Cron** advised Council the City of Vandalia has acquired approximately 16 acres of land at 810 Northwoods Boulevard for a site to construct a new Public Works Facility. Staff has gone through the programming stage and has developed a budget estimate for the project that was recently approved as part of our 2025 Capital Improvement Budget. Staff is about to begin the final design phase of the project that will take several months. The site is heavily wooded and due to environmental regulations, the tree clearing can only be performed between November 1 and March 31. In an effort to keep the project on schedule, Staff would like Council to authorize a contract to have this work performed prior to March 31, 2025. Due to the short time frame to get the work done, Staff requested proposals from two land clearing companies that could proceed immediately and have the work completed by March 31, 2025. Elevated Ground Solutions submitted the lowest and best proposal of \$92,620.11. **Mr. Cron** recommended that Council enter into an agreement with Elevated Land Clearing to perform the site clearing work at 810 Northwoods Boulevard at a cost not to exceed \$110,000.00. The additional amount would be to cover any additional items that may need to be performed to satisfy any terms of the access agreement. There were no comments or questions from Council.

#### Resolution: Architect for Public Works Facility

**Mr. Cron** advised Council on September 18, 2023, City council Approved Resolution 23-R-60 authorizing us to enter into a Master Services Agreement with WDC Group for the Programming Phase of the Engineering and Design of a new Public Works Facility. **Mr. Cron** advised Council this has been completed, and Staff is ready to proceed with the project as it has been approved in the 2025 Capital Improvement Budget. Staff has received a proposal from WDC Group for the final Architecture/Design fee and Construction Contract Administration fee. **Mr. Cron** advised Council these fees are based on a percentage of the estimated construction costs per the Master Services Agreement. **Mr. Cron** recommends entering into an agreement with WDC Group for the Phases 2 & 3 portion of the Architecture/Design and Construction Contract Administration for the Public Works Facility and site at a cost of \$2,083,930. There were no comments or questions from Council.

**Mayor Herbst** advised he would be changing the order of the agenda, with the next item being a Resolution for Victory Park Playground Equipment and called upon Mrs. McCracken.

#### Resolution: Victory Park Playground Equipment

**Mrs. McCracken** advised Council the Parks & Recreation Department recommended waiving the bid process for the purchase and installation of a new playground unit at Victory Park, authorizing the purchase through the State of Ohio Procurement Program with Landscape Structures of Delano, Minnesota at a cost not to exceed \$60,000. **Mrs. McCracken** advised the total payment of the playground equipment contract when combined with the playground safety surface contract with Forever Lawn of Ohio, would not exceed the total budget amount of \$100,000 for the playground project at Victory Park. **Mrs. McCracken** advised funding for this project will come from a \$50,000 Community Development Block Grant and \$50,000 from the City of Vandalia CIP fund. There were no comments or questions from Council.

**Mayor Herbst** advised Mrs. McCracken to continue with the discussion item of Victory Park Playground Safety Surface.



## Discussion

### Victory Park Playground Safety Surface – Under \$50k

**Mrs. McCracken** advised Council the Parks & Recreation Department recommended entering a contract with Forever Lawn of Ohio for the purchase and installation of a playground safety surfacing under the new playground unit at Victory Park, authorizing the purchase through the Sourcewell Cooperative Procurement program with Forever Lawn of Ohio at a cost not to exceed \$40,000. **Mrs. McCracken** advised the total payment of the safety surface contract, when combined with the playground equipment contract with Landscape Structures, would not exceed the total budget amount of \$100,000 for the playground project at Victory Park. **Mrs. McCracken** advised funding for this project will come from a \$50,000 Community Development Block Grant and \$50,000 from the City of Vandalia CIP fund. There were no comments or questions from Council.

**Mayor Herbst** advised the next item would be the Variance: BZA 24-14 Front Yard Drive-Through ATM – 750 West National Road – Fifth Third Bank – Imperial Shopping Center and called upon Mr. Cron.

### Variance: BZA 24-14 Front Yard Drive-Through ATM – 750 West National Road – Fifth Third Bank – Imperial Shopping Center

**Mr. Cron** advised Council the Applicant, OptiVia Solutions, on behalf of Fifth Third Bank, has requested a variance to allow a front yard drive-through ATM for the property located at 750 West National Road. The proposal involves adding an ATM with a drive-through in the front yard of the Imperial Shopping Center. On December 11th, 2024, the Board of Zoning Appeals voted 4-0 to recommend approval with two conditions being 1) the parking islands are served with a concrete curb, mulch, and shrubs. The parking island on the west side of the property is served with at least 1 shade tree and 2) the lighting for the drive-through follows the provisions of Section 1226.08 "Outdoor Lighting." There was a brief discussion concerning the possibility of the drive-through being abandoned if the bank decided to discontinue services. **Mr. Schwieterman** advised Council that he would work with the City Attorney's office on proposed language to add this as a condition of Council. There was a brief discussion on the curb locations based on the submitted drawings.

### Variance: BZA 24-15 Minimum Lot Frontage – 304 North Dixie Drive - North Point Community Church

**Mr. Cron** advise Council the Applicant, Robert Hussong, on behalf of North Point Community Church, has requested a variance to not meet the minimum lot frontage requirement for the property located at 304 North Dixie Drive. The proposal involves allowing a place of worship to have 50 feet of lot frontage. On December 11<sup>th</sup>, 2024, the Board of Zoning Appeals voted 4-0 to recommend approval. There were no comments or questions from Council. There were no comments or questions from Council.

### Conditional Use: PC 24-15 – 304 North Dixie Drive - North Point Community Church – Place of Worship in Neighborhood Business

**Mr. Cron** advised Council Mr. Robert Hussong, on behalf of North Point Community Church, has submitted an application requesting Conditional Use approval for the property at 304 North Dixie Drive. The applicant seeks to establish a Place of Worship on the property. Places of Worship are a Conditional Use in the NB – Neighborhood Business district. On December 10<sup>th</sup>, 2024, the Planning Commission voted 4-0 to recommend approval with the following condition, no use shall commence under this Conditional Use approval unless and until a variance is granted for the 100-foot frontage requirement. There were no comments or questions from Council.

### Legislative Calendar

**Mayor Herbst** solicited comments or questions on the Legislative Calendar. There were no comments or questions from Council.

At 6:28 pm, **Mr. Schwieterman** addressed Mayor Herbst asking permission to have Staff cover the items that were previously skipped earlier in the Study Session with Mrs. Leiter starting off by giving the financial update. **Mayor Herbst** called upon Mrs. Leiter.

#### October 2024 & November 2024 Financial Reports

**Mrs. Leiter** delivered the October & November 2024 Financial Reports. There were no comments or questions from Council.

**Mayor Herbst** called upon Mr. Borton to present the Resolution for the Five Yard Dump Truck.

#### Resolution: Five Yard Dump Truck #20 Cab & Chassis

**Mr. Borton** advised Council in the 2025 Capital Improvement budget, Staff has appropriated a total of \$307,000 in various funds to purchase a new single-axle five-yard dump truck to replace the current Public Works truck #20, with over 38,405 miles before this snow & ice season. The dump trucks are used throughout the year on a daily basis moving spoils, hauling brush, gravel, asphalt, and general maintenance. The six main snow & ice vehicles are responsible for clearing over 210 lane miles of roadway during the snow & ice events. **Mr. Borton** advised Staff has received government pricing for a Peterbilt and Sourcewell contract pricing for a Kenworth for a new single-axle five-yard dump truck cab & chassis. **Mr. Borton** recommends Council waive formal bidding and purchase the cab & chassis as specified from Palmer Trucks / Kenworth of Dayton at their quoted price of \$128,367.00. There was a brief discussion on what engine is in the truck. There were no further comments or questions from Council.

#### Resolution: Five Yard Dump Truck #20 Upfit

**Mr. Borton** advised Council in the 2025 Capital Improvement budget; Staff has appropriated a total of \$307,000 in various funds to purchase a new single-axle five-yard dump truck to replace the current Public Works truck #20. The dump trucks are used throughout the year on a daily basis moving spoils, hauling brush, gravel, asphalt, and general maintenance. The six main snow & ice vehicles are responsible for clearing over 210 lane miles of roadway during the snow & ice events. We received a quote from K. E. Rose Company of Huber Heights for the upfit of snow & ice equipment with government discount pricing. Staff has used the K. E. Rose Company in the past for most of our snow & ice upfits and they have performed excellent work at a reasonable price. **Mr. Borton** recommends we waive formal bidding and purchase the upfit dump body with snow & ice equipment as specified from K.E. Rose Company with government incentives for \$168,925.00. The total of the cab & chassis and the upfit is \$297,292.00, which is \$9,708.00 under the amount appropriated. There were no comments or questions from Council.

#### Resolution: One Ton Dump Truck #16 Cab & Chassis

**Mr. Borton** advised Council in the 2025 Capital Improvement budget, Staff has appropriated a total of \$125,000 in various funds to purchase a new one-ton dump truck to replace the current Public Works truck #16, with over 61,400 miles before this snow & ice season. The dump trucks are used throughout the year on a daily basis moving spoils, hauling brush, gravel, asphalt, and general maintenance. Our six main snow & ice vehicles are responsible for clearing over 210 lane miles of roadway during the snow & ice events. **Mr. Borton** advised Staff received the State contract pricing and a quote with government discount pricing from Beau Townsend Ford of Vandalia for a new one-ton dump truck cab & chassis. **Mr. Borton** recommended Council waive formal bidding and purchase the cab & chassis as specified from Beau Townsend Ford at their quoted price with government incentives of \$61,210.00. There was a brief discussion on how many one-ton dump trucks the City currently has, the schedule to cycle them through and concern of the 7.3 gas engine failures. There were no further comments or questions from Council.



Study Session adjourned at 6:45 p.m.

**Angela Swartz**  
**Executive Assistant**  
**Deputy Clerk of Council**  
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## The Council of the City of Vandalia Meeting Minutes

**December 16, 2024**

COUNCIL MEMBERS PRESENT: Mayor Richard Herbst, Vice Mayor Mike Blakesly, Councilmember Amber Aivalotis-Weaver, Councilmember Cindy Doogan, Councilmember Candice Farst, Councilmember Corey M. Follick and Councilmember Dave Lewis.

OTHERS PRESENT: Marcella McHenry, Mark Schwieterman, Rob Cron, Angela Swartz, Darren Davey, Steve Clark, Alicia McCracken, Bridgette Leiter, Mike Hammes, Ben Borton, Jake Hayslett, Kurt Althouse, Robert Hussong, Contessa Hussong, Amos Knipp and Barbara Spurgeon.

**Mayor Herbst** called the council meeting of the Council of the City of Vandalia to order at 7:00 p.m. **Mayor Herbst** called for a moment of reflection followed by the Pledge of Allegiance.

Vice Mayor Blakesly made a motion, seconded by Councilman Lewis, to amend the agenda to include Ordinance 24-26 as an emergency ordinance - An Ordinance Authorizing Richard Herbst, Mayor Of The City Of Vandalia, To Enter Into An Employment Contract With Kurt E. Althouse For The Position Of City Manager; Setting The Salary Of The City Manager; And Declaring An Emergency. Motion passed 7-0.

Approval of Previous Minutes:

The Council Study Session Minutes from November 18, 2024, Council Meeting Minutes from November 18, 2024, Special Council Meeting Minutes from November 25, 2024, Special Council Meeting Minutes from November 26, 2024, Council Study Session Minutes from December 2, 2024, Council Meeting Minutes from December 2, 2024, Special Council Meeting Minutes from December 3, 2024, Special Council Meeting Minutes from December 4, 2024 and Special Council Meeting Minutes from December 7, 2024 were approved as presented.

Communications, Petitions and Awards: None

Public Hearing: None

Comments from Interested Citizens:

**Mayor Herbst** called for comments from interested citizens asking if anyone would like to speak, to please state their name and address for the record slowly and clearly. **Mayor Herbst** advised in accordance with Ordinance 84-01, Time Limitation on Speaking, no person shall be allowed to speak for longer than five minutes on the same matter until every other member desiring to speak on that matter has had an opportunity to do so. Anyone wishing to make a comment shall wait for recognition from him before beginning to speak, and all comments need to be addressed to him. **Mayor Herbst** advised this is

## The Council of the City of Vandalia Meeting Minutes

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an opportunity for everyone to make statements. It is not the time or place for a question-answer debate or dialogue, adding comments that amount to personal attacks of any kind will not be permitted. **Mayor Herbst** advised only the speaker recognized to speak shall have the floor, asking others to please be respectful and refrain from talking among themselves while someone else is speaking. There were no comments from interested citizens.

### CITY MANAGER'S REPORT

#### Information Items:

**Mr. Schwieterman** shared City offices will be closed **Tuesday, December 24** and **Wednesday, December 25** in observance of the Christmas holiday. City offices will also be closed on **Wednesday, January 1, 2025**, in observance of the New Year holiday. The Rec Center will be open December 24 from 7:00 a.m. until noon - fitness area, track and gymnasium only, December 25 the VRC will be closed, December 31 the VRC will be open from 6:00 a.m. to 6:00 p.m. and closed New Year's Day. The first Council meeting in 2025 will be Monday, January 6, 2025.

Action Item: None

Old Business: None

#### Resolutions:

**24-R-67 A Resolution Waiving The Formal Bidding Process And Authorizing The City Manager To Negotiate And Enter Into A Professional Services Contract With OHM Advisors For The Purpose Of Performing Architectural Design Work For Robinette Park**

**Ms. McHenry** read Resolution 24-R-67 by title. **Mr. Schwieterman** advised Council the Parks and Recreation Department is requesting to waive the formal bidding process and enter a professional services contract with OHM Advisors of Columbus, Ohio for the planning, design, engineering, compilation of bid documents, and associated processes relating to the next phase in the Robinette Park Renovation Project. The primary purpose of this stage of the project is to build a splash pad, shelter, parking, and other park amenities (e.g., site furnishings, lighting, and vehicle access points). OHM Advisors has previously worked with City staff to develop the Robinette Park conceptual design as well as the restroom building design and bidding process. Based on OHM's understanding of the Vandalia community and the project scope, this professional services agreement is the best option for advancing the project in a cost effective and efficient manner. **Mr. Schwieterman** advised Council the Parks and Recreation Department recommended waving the formal bidding process and entering a professional services contract with OHM Advisors of Columbus, Ohio in an amount not to exceed \$68,500 for the planning, design and associated processes relating to the next phase in the Robinette Park Renovation Project. There were no comments from



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Council. It was moved by Councilman Follick, second by Councilman Lewis to approve Resolution 24-R-67. Motion passed 7-0.

24-R-68 A Resolution Amending The General Services Pay Plan For Employees Of The City Of Vandalia, Ohio For The Year 2025. **Ms. McHenry** read Resolution 24-R-68 by title. **Mr. Schwieterman** advised Council that Staff is recommending one title change, two position additions, and one pay group reclassification. This adjustment will allow the City to continue to attract and retain high-performing, quality employees. There were no comments from Council. It was moved by Councilwoman Doogan, second by Councilwoman Aivalotis-Weaver to approve Resolution 24-R-68. Motion passed 7-0.

24-R-69 A Resolution Amending The Part-Time Pay Plan For Employees Of The City Of Vandalia, Ohio For The Year 2025. **Ms. McHenry** read Resolution 24-R-69 by title. **Mr. Schwieterman** advised Council that Staff is recommending two pay group reclassifications. This adjustment will allow the City to continue to attract and retain high-performing, quality employees, specifically in the recreation camp program area. There were no comments from Council. It was moved by Councilwoman Farst, second by Councilman Follick to approve Resolution 24-R-69. Motion passed 7-0.

24-R-70 A Resolution Authorizing The City Manager To Enter Into A Lease For Storage Of Certain City Property. **Ms. McHenry** read Resolution 24-R-70 by title. **Mr. Schwieterman** advised Council the City would like to extend the lease with Air Commerce for the use of storage space located at 2800 Old Springfield Road. The space is 5,885 SF and is being offered to the City for a rate of \$2,589.40/month in 2025 and \$2,667.87/month in the second amendment to the original lease. This represents an annual increase of 3% from previous years. All utilities are included in this lease rate. There were no comments from Council. It was moved by Councilman Follick, second by Vice Mayor Blakesly to approve Resolution 24-R-70. Motion passed 7-0.

Ordinances – First Reading: None

Ordinances – Second Reading: None

Ordinances – Emergency Reading:

24-25 An Ordinance To Revise Appropriations For Current Expenses And Other Expenditures Of The City Of Vandalia, Montgomery County, Ohio During The Calendar Year Ending December 31, 2024, And Amending Ordinance 23-28 And Declaring An Emergency. **Ms. McHenry** read Ordinance 24-25 by title. **Mr. Schwieterman** advised Council this emergency ordinance is the cleanup supplemental which was described in great detail during the Council Study Session. There were no comments or questions during the public hearing. There were no comments from Council. It was moved by

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Councilwoman Farst, second by Vice Mayor Blakesly to approve Ordinance 24-25.  
Motion passed 7-0.

**24-26 An Ordinance Authorizing Richard Herbst, Mayor Of The City Of Vandalia, To Enter Into An Employment Contract With Kurt E. Althouse For The Position Of City Manager; Setting The Salary Of The City Manager; And Declaring An Emergency.** **Ms. McHenry** read Ordinance 24-26 by title. **Mr. Schwieterman** advised Council this emergency ordinance adds the newest name to the plaque of City Managers of Vandalia. There were no comments or questions during the public hearing. There were no comments from Council. It was moved by Councilwoman Doogan, second by Councilwoman Aivalotis-Weaver to approve Ordinance 24-26. Motion passed 7-0.

### Reports from Boards and Commissions:

**Mayor Herbst** called for comments or questions on the Civil Service Meeting Minutes from November 1, 2024, Planning Commission Meeting Minutes from November 12, 2024, and Board of Zoning Appeals Meeting Minutes from November 13, 2024. **Councilman Follick** noted there was a discrepancy in the Civil Service Meeting Minutes from November 1, 2024, referring to Approval of Public Works Technician, but has an eligibility list for VRC Coordinator-Athletics. **Deputy Clerk of Council Swartz** advised Council she would notify the Human Resources Manager and request a corrected set of minutes for Council's review.

**Mayor Herbst** reviewed the November 2024 Bill Listing \$4,227,112.65, November Expenses over \$50,000 and November Purchasing Card Detail in the amount of \$29,741.58. He solicited comments or questions. There were none.

### Council Comments

**Ms. McHenry** thanked Council for allowing her to return.

**Mr. Schwieterman** congratulated Chief Althouse on his new position and wished everyone Happy Holidays.

**Councilmember Aivalotis-Weaver** shared she has enjoyed her first year on City Council, thanking staff for their assistance. She congratulated Chief Althouse on his new position as City Manager and asked that he explain the Blue Envelope Program. **Chief Althouse** shared a resident Kelly Black reach out to him about the program, which is a voluntary communication tool for people with conditions or disabilities that may need accommodations during law enforcement interactions. **Chief Althouse** advised there has been positive feedback through social media, the Dayton Daily News did a great article,

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which Communications Manager Rich Hopkins put together. **Councilmember Aivalotis-Weaver** closed with sharing her appreciation towards her fellow Councilmembers and wished everyone a Merry Christmas and Happy Holidays.

**Councilmember Doogan** congratulated Mr. Althouse, thanked staff for all their hard work this year and the wonderful things they do and wished everyone a Merry Christmas.

**Councilmember Follick** congratulated Chief Althouse on his new position with the City. He shared that today Council delivered the annual holiday appreciation gifts to City employees, thanking Sherri Howard and Angela Swartz for their work on the project. Councilmember Follick wished all the City Staff and their families Happy Holidays, especially those employees that may have to work during the holidays and the sacrifices they make to ensure the safety of the community.

**Councilmember Farst** congratulated Chief Althouse and congratulated Council on coming to the decision. She shared it was great to go out to the different departments and deliver the holiday gifts to the employees, to see them and talk to them one on one. She thanked Mr. Schwieterman for leading Council sharing it has been a blessing working with him. **Councilmember Farst** closed by wishing everyone Happy Holidays and to be safe.

**Councilmember Lewis** congratulated Chief Althouse, adding his leadership and continuing the tradition of being a great public administrator will do the City well. He thanked Parks and Recreation for the Christmas Tree Lighting event, which was well attended and thoroughly enjoyed. **Councilmember Lewis** shared it has been a little trying, but a good year, appreciating everyone's kindness, both staff and fellow Councilmembers, and looks forward to next year.

**Vice Mayor Blakesly** shared the Employee Appreciation event today was the culmination of all the thanks to staff for all their hard work throughout the year. He shared he looks forward to next year with a lot of great projects that are scheduled. **Vice Mayor Blakesly** congratulated Chief Althouse and shared he looks forward to working with him. He wished everyone a Merry Christmas, Happy Holidays and Happy New Year.

**Mayor Herbst** congratulated Chief Althouse on his new role and is excited to work with him to move the City forward. **Mayor Herbst** thanked Mr. Schwieterman for working with Council over the past several months noting it has been a very good experience and Council has learned a lot from Mr. Schwieterman. **Mayor Herbst** thanked all of Staff for



The Council of the City of Vandalia Meeting Minutes

**December 16, 2024**

their hard work sharing how much Staff is appreciated. Mayor Herbst wished everyone a Merry Christmas and Happy New Year.

The Regular meeting was adjourned at 7:24 p.m.

APPROVED:

\_\_\_\_\_  
Richard Herbst, Mayor

ATTEST:

\_\_\_\_\_  
Angela Swartz, Deputy Clerk of Council

DRAFT



## 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. Mr. Ponscheck would be the Mayor's Appointment to the 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 Tuesday, 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.)

Teamed 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.

Kept 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.

Created 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**

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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.

Provided 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.

Oversaw the Chase Bank expansion, an \$11M project involving 50K square feet and build out. Added office/retail space that included exterior and foundation construction

Managed 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





## BOARD OF ZONING APPEALS

|                                                                                                                                                                                                                                             |                                                                                                                                                                                                                  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Robert Wolfe</b><br>06/30/26<br>1005 Woodland Meadows Drive<br>Vandalia, OH 453787<br><a href="mailto:Rwolfe359@aol.com">Rwolfe359@aol.com</a><br>937-241-5866<br>Appointed: 12/04/2023                                                  | <b>Vacant</b>                                                                                                                                                                                                    |
| <b>Mike Flannery</b><br>06/30/27<br>4511 Poplar Creek<br>Vandalia, Ohio 45377<br><a href="mailto:Mikescliffview@att.net">Mikescliffview@att.net</a><br>Home: 937- 898-8030<br>Cell: 937-430-1244<br>Appointed 5/4/15<br>Reappointed 6/21/21 | <b>Mike Johnston</b><br>06/30/25<br>1660 Dunsinane Court<br>Vandalia, OH 45377<br><a href="mailto:Mikej1515@outlook.com">Mikej1515@outlook.com</a><br>Cell: 937-361-8565<br>Appointed 08/01/2022<br>Reappointed: |
| <b>Kevin Larger</b><br>06/30/26<br>745 Estelle Drive<br>Vandalia, OH 45377<br><a href="mailto:Kevin.larger@att.net">Kevin.larger@att.net</a><br>937-572-9132<br>Appointed 12/18/23                                                          | <b>Staff Representative</b><br>Ben Graham<br>937-415-2239                                                                                                                                                        |

Term: 3 years

Members are sworn in.

Meetings held as needed.

\*Board of Zoning Appeals created by Ordinance # 86-13

\*\*Resolution 84-R-2 extends the terms of the Board of Zoning Appeals from December 31 to June 30.

# 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

|                          |                    |                       |
|--------------------------|--------------------|-----------------------|
| <b>First Name *</b>      | <b>Middle Name</b> | <b>Last Name *</b>    |
| Steven                   | J                  | Ponscheck             |
| <b>Mailing Address *</b> |                    | <b>Apt. #</b>         |
| 418 WOODLAND MEADOWS DR  |                    |                       |
| <b>City *</b>            | <b>State *</b>     | <b>Zip Code *</b>     |
| VANDALIA                 | Ohio               | ✓  45377-1572         |
| <b>Email Address</b>     | <b>Home Phone</b>  | <b>Business Phone</b> |
| ponsathi1@aol.com        | 9372721129         |                       |

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)**

## COMMUNITY REINVESTMENT AREA HOUSING COUNCIL

|                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                   |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>VACANT</b><br><b>(Mayor's Appointment)</b>                                                                                                                                                                                                                    | <b>JACK WILLIAMS</b> 06/30/27<br><a href="mailto:jack@gemcityinsurance.com">jack@gemcityinsurance.com</a><br>2624 Ome Avenue<br>Dayton, OH 45414<br>937-898-4365<br>Appointed 9/07/2021 <b>(Council's Appointment)</b>                            |
| <b>VACANT</b><br><b>(Council's Appointment)</b>                                                                                                                                                                                                                  | <b>JACK SHIRLEY</b> 06/30/25<br><a href="mailto:jdshirvan@sbcglobal.net">jdshirvan@sbcglobal.net</a><br>209 Skyview Drive<br>Vandalia, OH 45377<br>937-898-3765 (home)<br>937-623-5098 (cell)<br>Reappointed 6/20/22 <b>(Mayor's Appointment)</b> |
| <b>JUDY DODGE</b> 06/30/27<br><a href="mailto:judy.dodge@hotmail.com">judy.dodge@hotmail.com</a><br>397 Farrell Rd.<br>Vandalia, OH 45377<br>937-890-9289<br>Reappointed 6/21/21<br><b>(Planning Commission's Appointment)</b>                                   | <b>VACANT</b><br><br><b>(Community Reinvestment Area Housing Council's Appointment)</b>                                                                                                                                                           |
| <b>JOHN FROSCHAUER, SR.</b> 06/30/25<br><a href="mailto:caddyjak@yahoo.com">caddyjak@yahoo.com</a><br>11600 North Cassel Road<br>Vandalia, OH 45377<br>937-898-8212<br>Reappointed 6/20/22<br><b>(Community Reinvestment Area Housing Council's Appointment)</b> | <b>STAFF REPRESENTATIVE</b><br>Rob Cron, Asst. City Mgr.<br>937-415-2323<br><a href="mailto:rcron@vandaliaohio.org">rcron@vandaliaohio.org</a>                                                                                                    |

Members are NOT sworn

Term: 3 years

\*Community Reinvestment Area Housing Council created by Resolution 88-R-30.



**CITY OF VANDALIA**  
**MONTGOMERY COUNTY, OHIO**  
**RESOLUTION 25-R-10**

**A RESOLUTION AWARDING THE BID FOR REMOVAL AND REPLACEMENT OF CERTAIN CURBS AND SIDEWALKS REQUESTED BY DEVELOPMENT AND ENGINEERING SERVICES, TO COATE CONSTRUCTION LLC AT THE LOWEST AND BEST BID PRICE OF \$420,930.00.**

**WHEREAS**, Council has received a memorandum and bid tabulation from Ben Borton, Director of Public Service, dated January 14, 2025, recommending Council award the bid for Removal & Replacement of Certain Curbs & Sidewalks as described in the bid documents for that project which were opened on January 14, 2025;

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

**Section 1.** Deeming it to be in the public interest of the City, Council awards the bid for Removal & Replacement of Certain Curbs & Sidewalks to Coate Construction LLC in the amount of \$420,930.00 as the lowest and best bid and also allowing for up to 10% of the original bid for contingency items that may arise during construction.

**Section 2.** Council authorizes the City Manager, or his designee, to negotiate and enter into a contract with Coate Construction LLC for the Removal and Replacement of Certain Curbs and Sidewalks in accordance with the 2024 Curb & Sidewalk removal and replacement specification and map.

**Section 3.** 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 taken in meetings open to the public and in conformance with all legal requirements including Section 121.22 of the Ohio Revised Code.

**Section 4.** This resolution shall become effective immediately upon its passage.

Passed this 3rd day of February 2025.

APPROVED:

\_\_\_\_\_  
Richard Herbst, Mayor

ATTEST:

\_\_\_\_\_  
Kurt E. Althouse, Interim Clerk of Council



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 10:30 AM. 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.

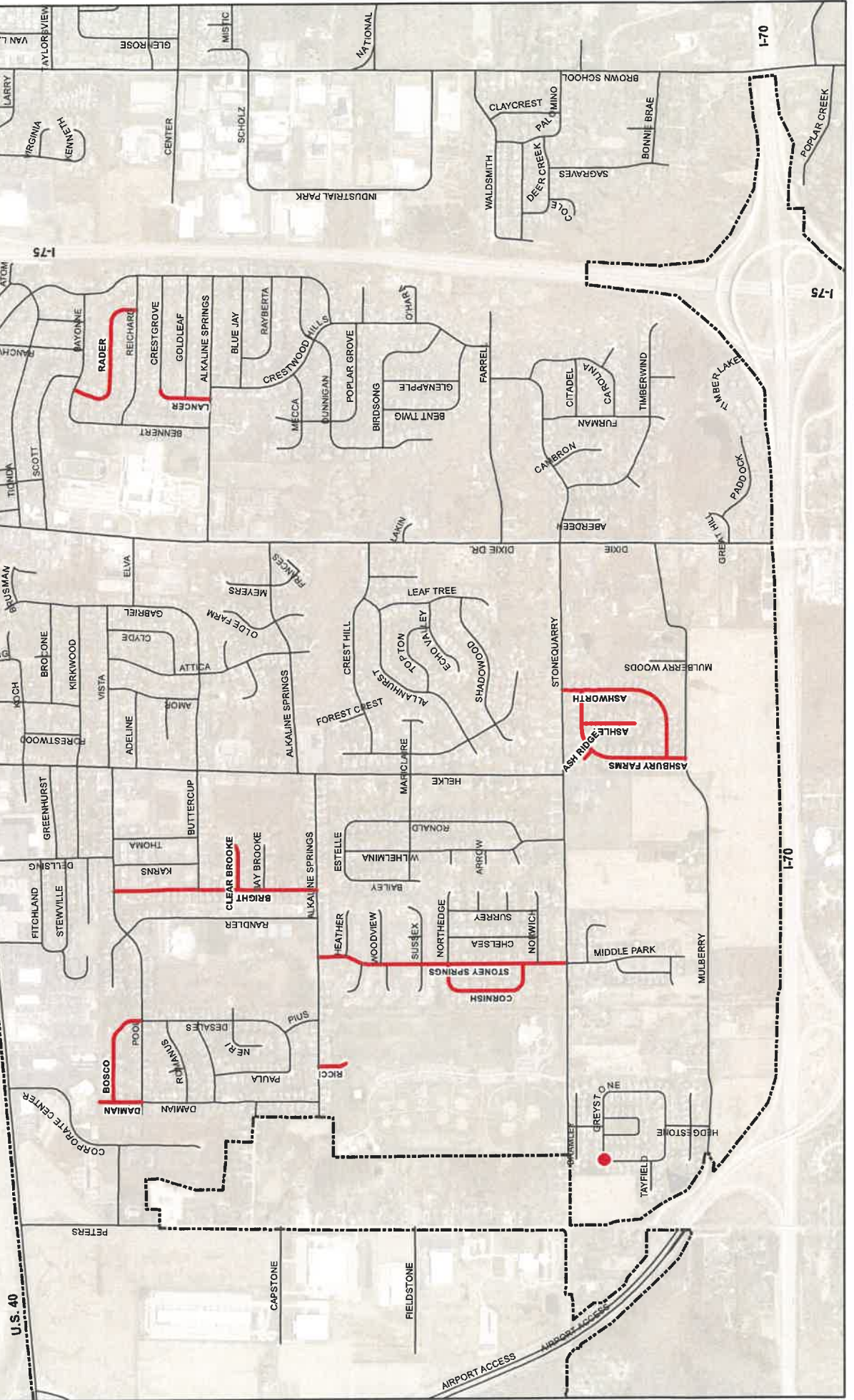


**CITY OF VANDALIA**  
**Removal and Replacement of Certain Curbs & Sidewalks**  
**Bid Tabulation Sheet**  
**January 14, 2025**  
**10:30 AM**

| <b>Company</b>                                                                         | <b>Bid Bond</b> | <b>Total Bid</b>    |
|----------------------------------------------------------------------------------------|-----------------|---------------------|
| <b>Coate Construction LLC</b><br><b>980 S Miami St</b><br><b>West Milton, OH 45383</b> | <u>yes</u>      | <u>\$420,930.00</u> |
| <b>A &amp; B Asphalt</b><br><b>3000 Production Ct</b><br><b>Dayton, OH 45414</b>       | <u>yes</u>      | <u>\$561,486.00</u> |
| <b>Fillmore Construction</b><br><b>11741 St Rt 72</b><br><b>Leesburg, OH 45135</b>     | <u>yes</u>      | <u>\$628,750.00</u> |
| <b>Durst Bros Inc</b><br><b>6520 Studebaker Rd</b><br><b>Tipp City, OH 45371</b>       | <u></u>         | <u>no bid</u>       |



# City of Vandalia Curb & Sidewalk Replacement for 2025



**CITY OF VANDALIA**  
**MONTGOMERY COUNTY, OHIO**

**RESOLUTION 25-R-11**

**A RESOLUTION AWARDING THE BID FOR THE KENNETH AVENUE WATERMAIN REPLACEMENT PROJECT REQUESTED BY DEVELOPMENT AND ENGINEERING SERVICES, TO STURM CONSTRUCTION, INC. AT THE LOWEST AND BEST BID PRICE OF \$550,000.00.**

**WHEREAS**, Council has received a memorandum from Ben Borton, Director of Public Service, dated January 14, 2025, recommending Council award the bid for Kenneth Avenue Watermain Replacement as described in the bid documents for that project which were publicly opened on January 14, 2025.

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

**Section 1.** Deeming it to be in the public interest of the City, Council awards the bid for Kenneth Avenue Watermain Replacement to Sturm Construction, Inc. in the amount of \$550,000.00. as the lowest and best bid and allows for up to 10% of the original bid for contingency items that may arise during construction.

**Section 2.** Council authorizes the City Manager, or his designee, to negotiate and enter into a contract with Sturm Construction, Inc. for the Kenneth Avenue Watermain Replacement project.

**Section 3.** 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 taken in meetings open to the public and in conformance with all legal requirements including Section 121.22 of the Ohio Revised Code.

**Section 4.** This resolution shall become effective immediately upon its passage.

Passed this 3rd day of February 2025.

APPROVED:

\_\_\_\_\_  
Richard Herbst, Mayor

ATTEST:

\_\_\_\_\_  
Kurt E. Althouse, Interim Clerk of Council



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 11:00 AM. 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.



**Infrastructure**  
Protect infrastructure by  
investing in roads, utilities  
& parks.



**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**

| <b>Company</b>                                                                                               | <b>Bid Bond</b> | <b>Total Bid</b>    |
|--------------------------------------------------------------------------------------------------------------|-----------------|---------------------|
| <b>Milcon Concrete</b><br><b>1360 S County Rd 25A</b><br><b>Troy, OH 45373</b>                               | <u>yes</u>      | <u>\$595,808.00</u> |
| <b>Coate Construction</b><br><b>980 S Miami St</b><br><b>West Milton, OH 45383</b>                           | <u></u>         | <u>no bid</u>       |
| <b>Outdoor Enterprise</b><br><b>3655 W St Rt 571</b><br><b>Troy, OH 45373</b>                                | <u>yes</u>      | <u>\$649,674.90</u> |
| <b>Kinnison Excavating</b><br><b>2076 Clevenger Rd</b><br><b>Piqua, OH 45356</b>                             | <u>yes</u>      | <u>\$675,360.50</u> |
| <b>Double Jay Construction Inc</b><br><b>25 Harrisburg Dr</b><br><b>Englewood, OH 45322</b>                  | <u>yes</u>      | <u>\$631,354.00</u> |
| <b>Finrock Construction Co, Inc</b><br><b>PO Box 54</b><br><b>301 Adams St</b><br><b>Covington, OH 45318</b> | <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

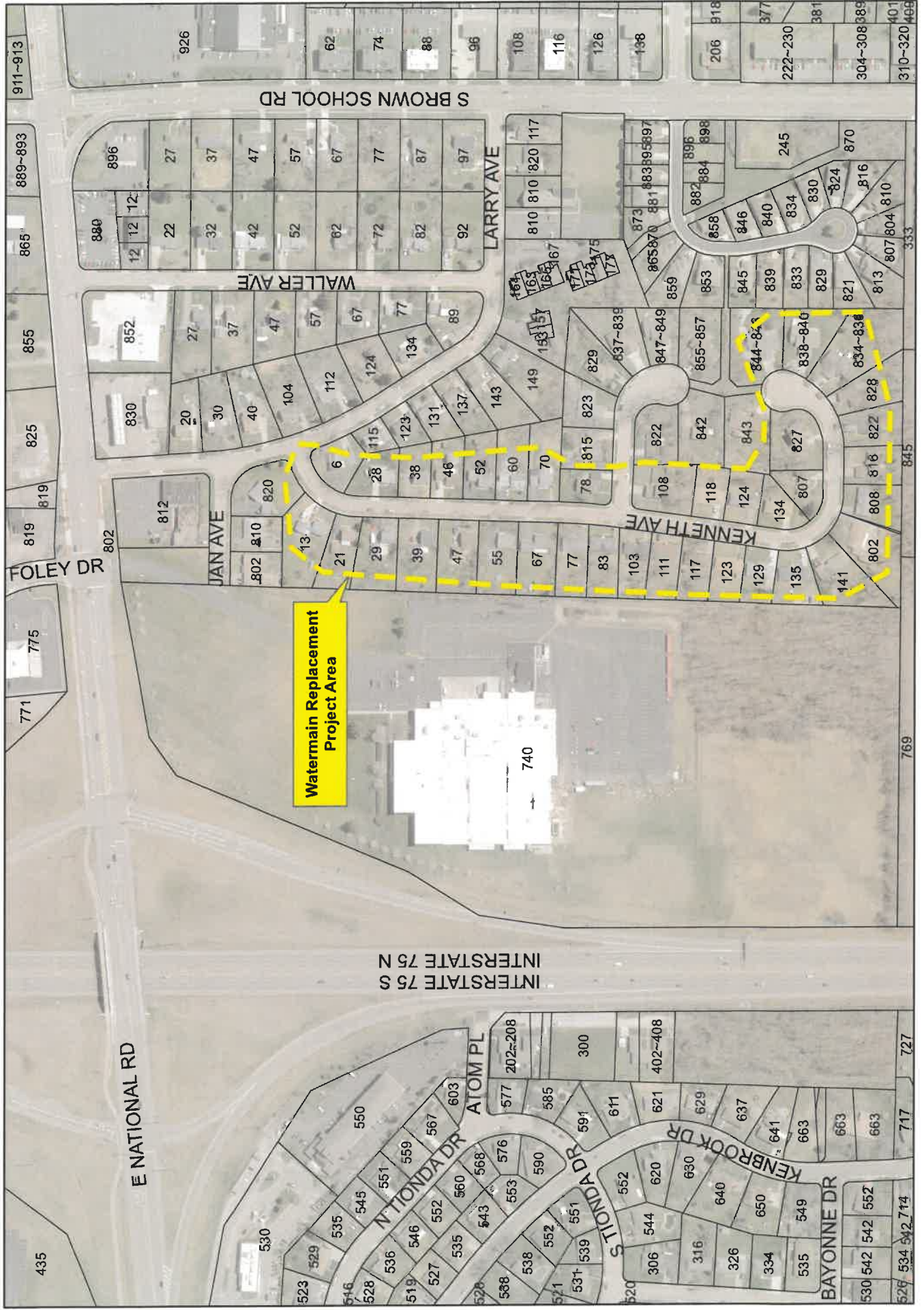


NORTH

0 100 200 Feet



# Kenneth Avenue Watermain Replacement



**CITY OF VANDALIA**  
**MONTGOMERY COUNTY, OHIO**

**RESOLUTION 25-R-12**

**A RESOLUTION AUTHORIZING THE PURCHASE OF WATER METERS AND APPURTENANCES FROM BUCKEYE STATE PIPE & SUPPLY COMPANY, INC. AT A COST NOT TO EXCEED \$500,000.**

**WHEREAS**, Council has received a memorandum from Ben Borton, Director of Public Service, dated January 15, 2025, recommending Council purchase Badger E-Series Ultrasonic Water Meters as they will best serve the City's needs; and

**WHEREAS**, Buckeye State Pipe & Supply Company, Inc. is the Sole Source provider of these meters; and

**WHEREAS**, pursuant to Vandalia Code section 208.02(e)(1), Council has the authority to waive the formal bidding process;

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

**Section 1.** Deeming it to be in the public interest of the City, Council waives the formal bidding process pursuant to Vandalia Code Section 208.02(e)(1) as the purchase is of goods or services for which only one source of supply is reasonably available.

**Section 2.** Council authorizes the purchase of Badger E-Series Ultrasonic Water Meters and related appurtenances as needed from Buckeye State Pipe & Supply Company, Inc. at the unit costs set forth on the quotation sheet attached hereto as Exhibit A, which is incorporated herein, provided the total cost shall not exceed \$500,000.00.

**Section 3.** 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 taken in meetings open to the public and in conformance with all legal requirements including Section 121.22 of the Ohio Revised Code.

**Section 4.** This resolution shall become effective immediately upon its passage.

Passed this 3rd day of February 2025.

APPROVED:

\_\_\_\_\_  
Richard Herbst, Mayor

ATTEST:

\_\_\_\_\_  
Kurt E. Althouse, Interim Clerk of Council

# 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    |                   |
| <b>TOTAL</b> | <b>433,620.38</b> |

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.





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.



CITY OF VANDALIA  
MONTGOMERY COUNTY, OHIO

**ORDINANCE 25-02**

**AN ORDINANCE APPROVING A PLANNED UNIT DEVELOPMENT PRELIMINARY DEVELOPMENT PLAN AND ASSOCIATED ZONING MAP CHANGE FOR LAND GENERALLY LOCATED AT 7848 SOUTH BROWN SCHOOL ROAD**

**WHEREAS**, the proposed PUD Preliminary Plan for 7848 South Brown School Road consists of approximately 85 acres on three parcels of land being identified as parcel numbers B02 01202 0045, B02 01202 0087, and B02 01202 0064 by the Montgomery County Auditor; and

**WHEREAS**, the three parcels of land have the zoning classification of Agriculture (A); and

**WHEREAS**, the Applicant has requested a Planned Unit Development Preliminary Plan to permit a single-family residential development with 167 new single-family residential structures, passive open space uses, and related amenities, said subdivision being referred to on a preliminary basis as the Riverdale Subdivision, and;

**WHEREAS**, the Planning Commission held a public hearing on January 14<sup>th</sup>, 2025, following which they recommended approval of the Preliminary Development Plan and associated zoning map change;

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

**Section 1.** The Preliminary Development Plan known as the Riverdale Subdivision dated January 14<sup>th</sup>, 2025, attached hereto and incorporated herein as Exhibit A, is hereby approved.

**Section 2.** The Development Standards for the Riverdale Subdivision, attached hereto and incorporated herein as Exhibit B, shall apply to all parcels of the Riverdale Subdivision, unless amended by legislative action of the Vandalia City Council.

**Section 3.** Pursuant to Section 1214.08(f)(2) of the Vandalia Zoning Code, the Official Zoning Map of the City of Vandalia is hereby amended to identify the subject property as being zoned PUD.

**Section 4.** 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 taken in meetings open to the public and in conformance with all legal requirements including Section 121.22 of the Ohio Revised Code.

**Section 5.** This ordinance shall take full force and effect from and after the earliest period allowed by law.

Passed this 17th day of February, 2025.

APPROVED:

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Michael Blakesly, Vice Mayor

ATTEST:

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Kurt E. Althouse, Interim Clerk of Council

## ORDINANCE 25-02

### EXHIBIT B

#### DEVELOPMENT STANDARDS

The following development standards will apply to the Riverdale Subdivision<sup>1</sup>:

##### 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<sup>2</sup>

##### 2. Site Development Standards

| SITE DEVELOPMENT STANDARDS – TABLE B-1 |                                |                             |                                     |                         |                       |           |                                |
|----------------------------------------|--------------------------------|-----------------------------|-------------------------------------|-------------------------|-----------------------|-----------|--------------------------------|
| 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                            |

<sup>1</sup> All Lot Numbers and Designations (i.e. Lot 42, Reserve Lot A, etc.), as well as preliminary road designations (i.e. Proposed Road A, etc.) shall refer to the approved Preliminary Development Plan for the Riverdale Subdivision, unless otherwise noted.

<sup>2</sup> Vandalia Zoning Code, Section 1224.01(d)(8)A.

### **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.

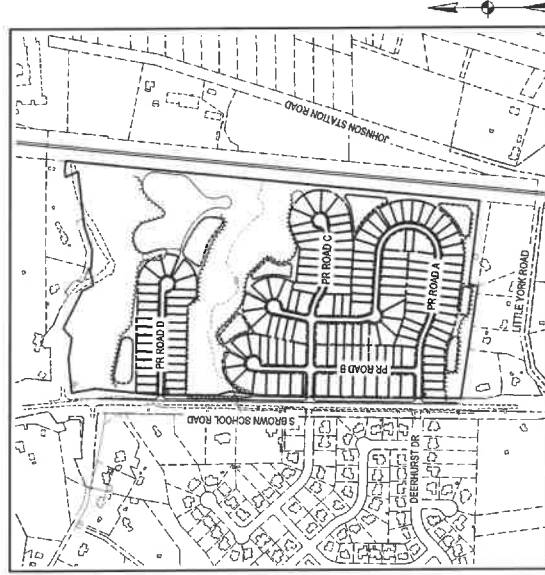
### **4. Other Standards**

- a. Lots 31, 44, 45, 56, 79, 119, 126, 127, 137, and 167 shall have no vehicular access from Proposed Roads A or C, and all primary residential structures 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.

# PLANNED UNIT DEVELOPMENT APPLICATION FOR **RIVERDALE SUBDIVISION** 7848 S BROWN SCHOOL ROAD VANDALIA, OH 45377

## **PROJECT DESCRIPTION**

DEVELOPMENT OF A 167 LOT RESIDENTIAL SUBDIVISION WITH ASSOCIATED DETENTION, UTILITIES, AND LANDSCAPING.



**INDEX MAP**  
 SCALE: 1" = 400'

## **INDEX OF SHEETS**

| COVER SHEET                          |     |
|--------------------------------------|-----|
| EXISTING CONDITIONS & UTILITIES PLAN | 1   |
| PRELIMINARY SITE PLANS               | 2   |
| PRELIMINARY SITE PLANS               | 3-7 |
| PRELIMINARY MEASURE PLAN             | 8   |
| PRELIMINARY MEASURE PLAN             | 9   |
| UTILITY FEATURE DIMENSIONS           | 10  |
| STRAVE DETAILS                       | 11  |
| PROPOSED SITE PLAN                   | 12  |



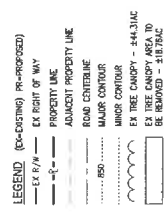
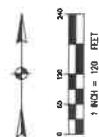
**VICINITY MAP**  
 SCALE: 1" = 1,000'

ENGINEER OF RECORD

**Mannik Smith Group**  
 TECHNICAL WILL  
 RESIDENTIAL  
 10000 N. STATE ST.  
 SUITE 100  
 COLUMBUS, OH 43240  
 PHONE: 614.291.1234  
 FAX: 614.291.1235  
 EMAIL: INFO@MANNIKSMITHGROUP.COM



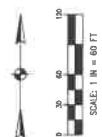
| DATE | BY | REVISION/DESCRIPTION | PROJECT NO. | PROJECT DATE |
|------|----|----------------------|-------------|--------------|
|      |    |                      | 242455      | 12/11/24     |
|      |    |                      | 1           | 12           |

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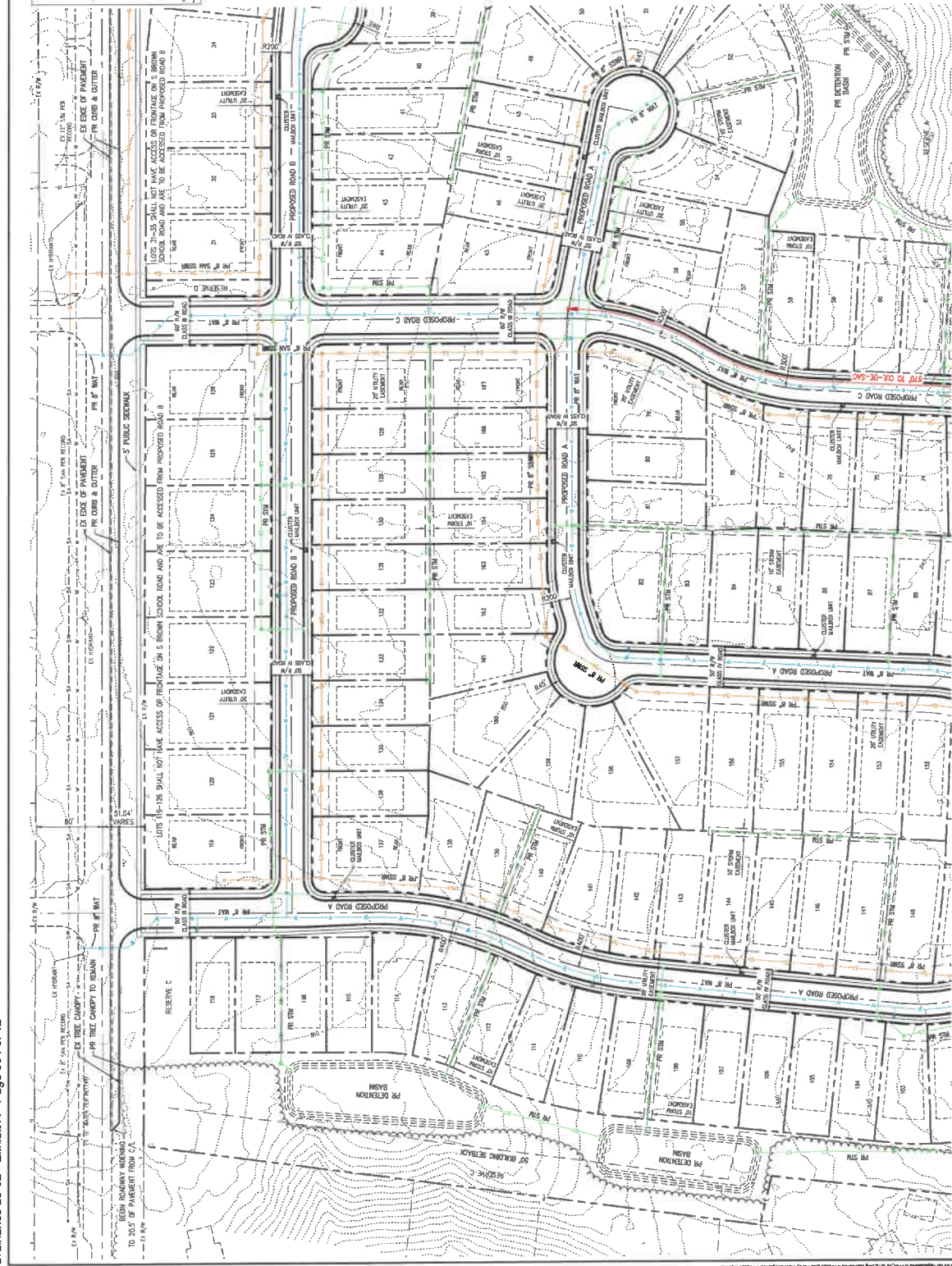
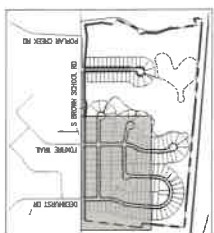


1. LOTS 119, 137, 126, 31, 127, 44, 167, 45, 78, AND 56 SHALL NOT HAVE FRONTAGE ON OR HAVE ACCESS FROM PROPOSED ROAD C AND PROPOSED ROAD X. ALL HOUSE FRONT AND REAR YARDS SHALL BE ORIENTED EAST/WEST FOR THESE LOTS.

2. LOTS 14, 19, 34, 40, 49, 54, 64-66, 89-103, 109-121, 128-142, AND 158-161 ARE LOCATED ALONG CORNER X. LOT 158-161 ARE LOCATED AND SHALL HAVE FRONTAGE MEASURED AT A PERMANENT EASEMENT DUE TO THE CURVATURE OF THE STREET PROPERTY.

**LEGEND** (X=EXISTING) PR=PROPOSED)

## KEY MAP

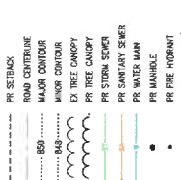
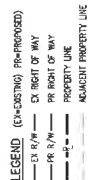




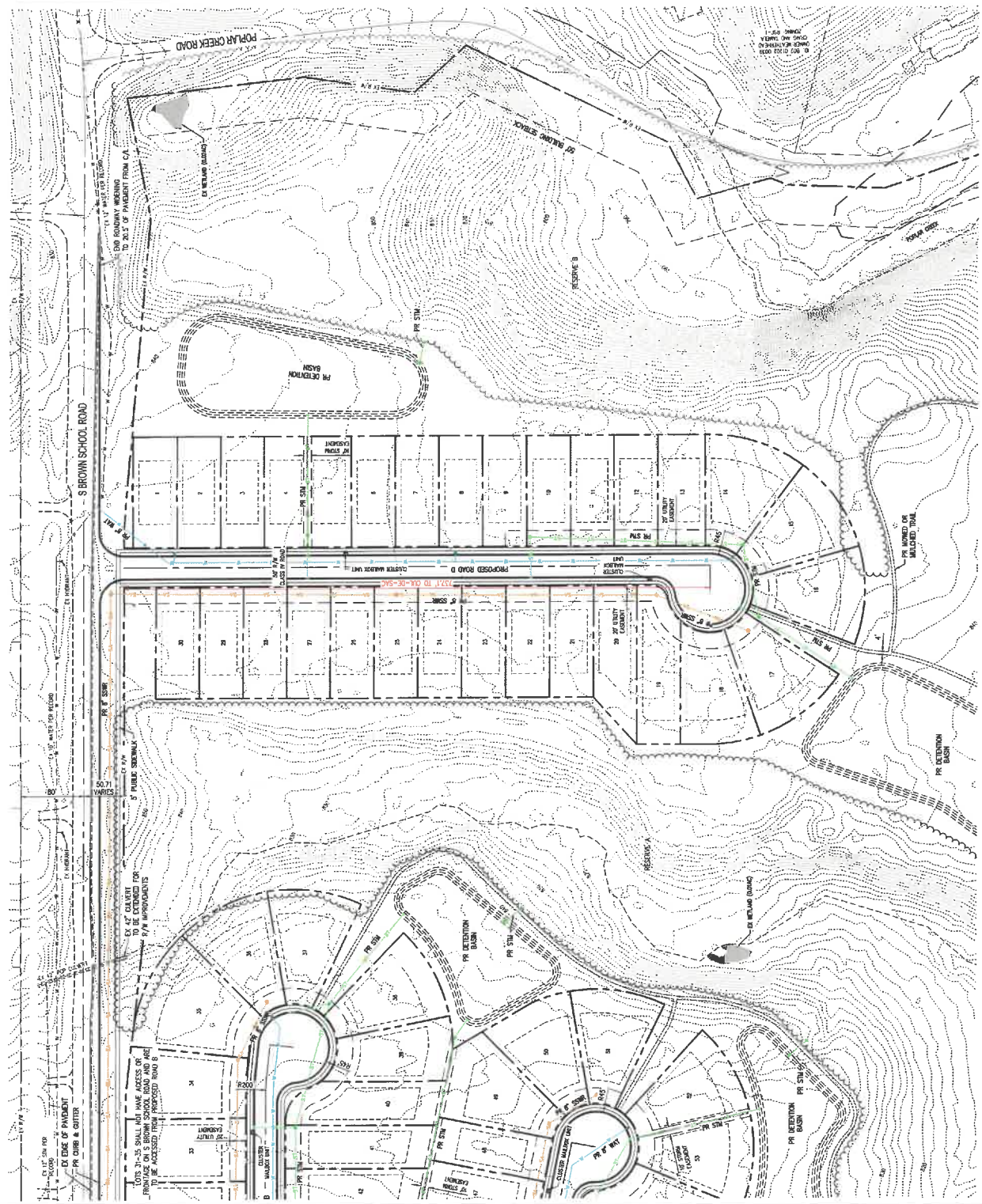
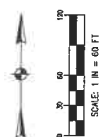
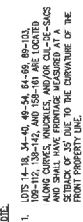




**KEY MAP**  
NOT TO SCALE



1

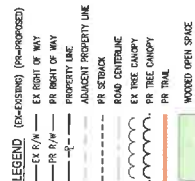




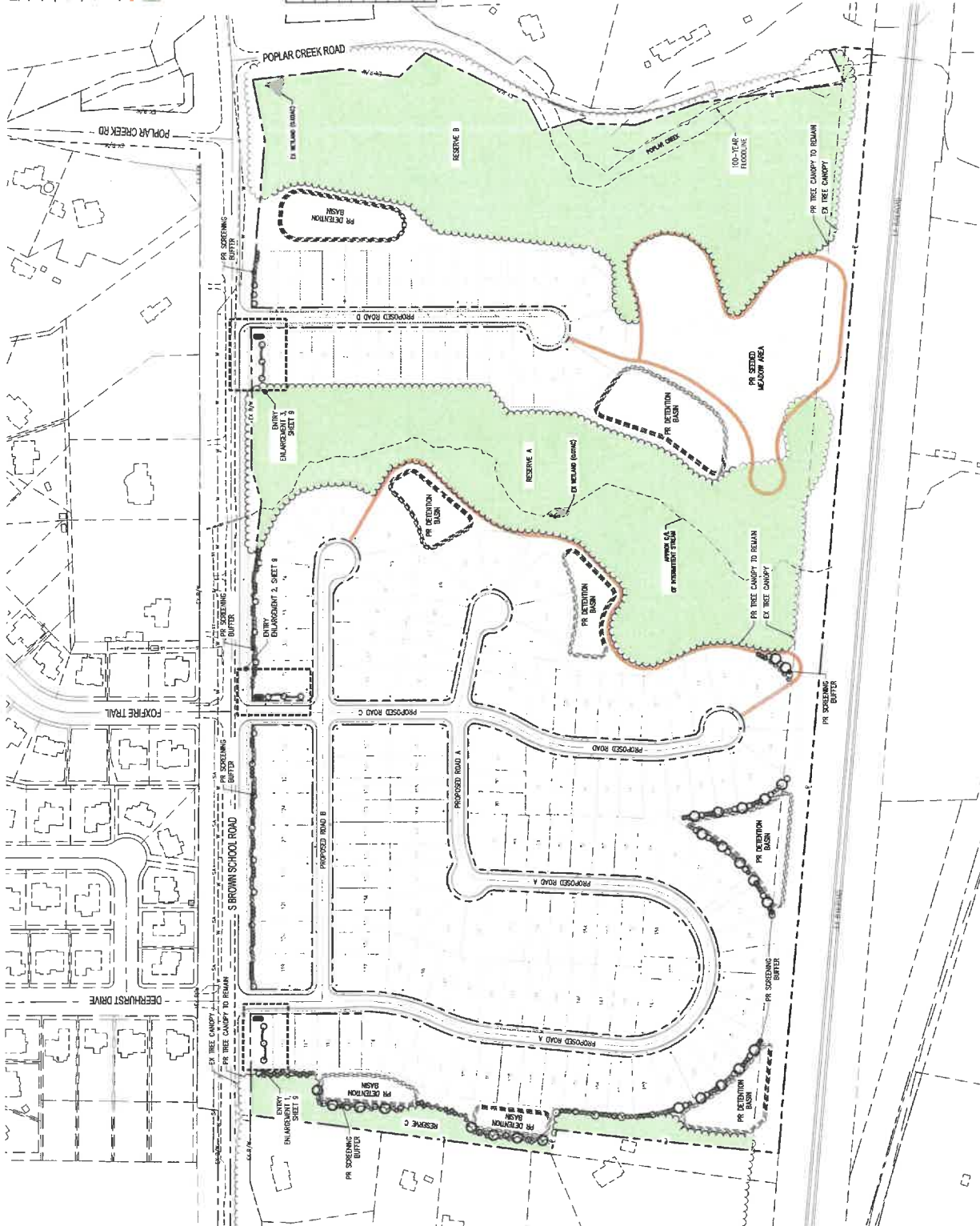
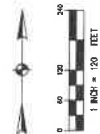


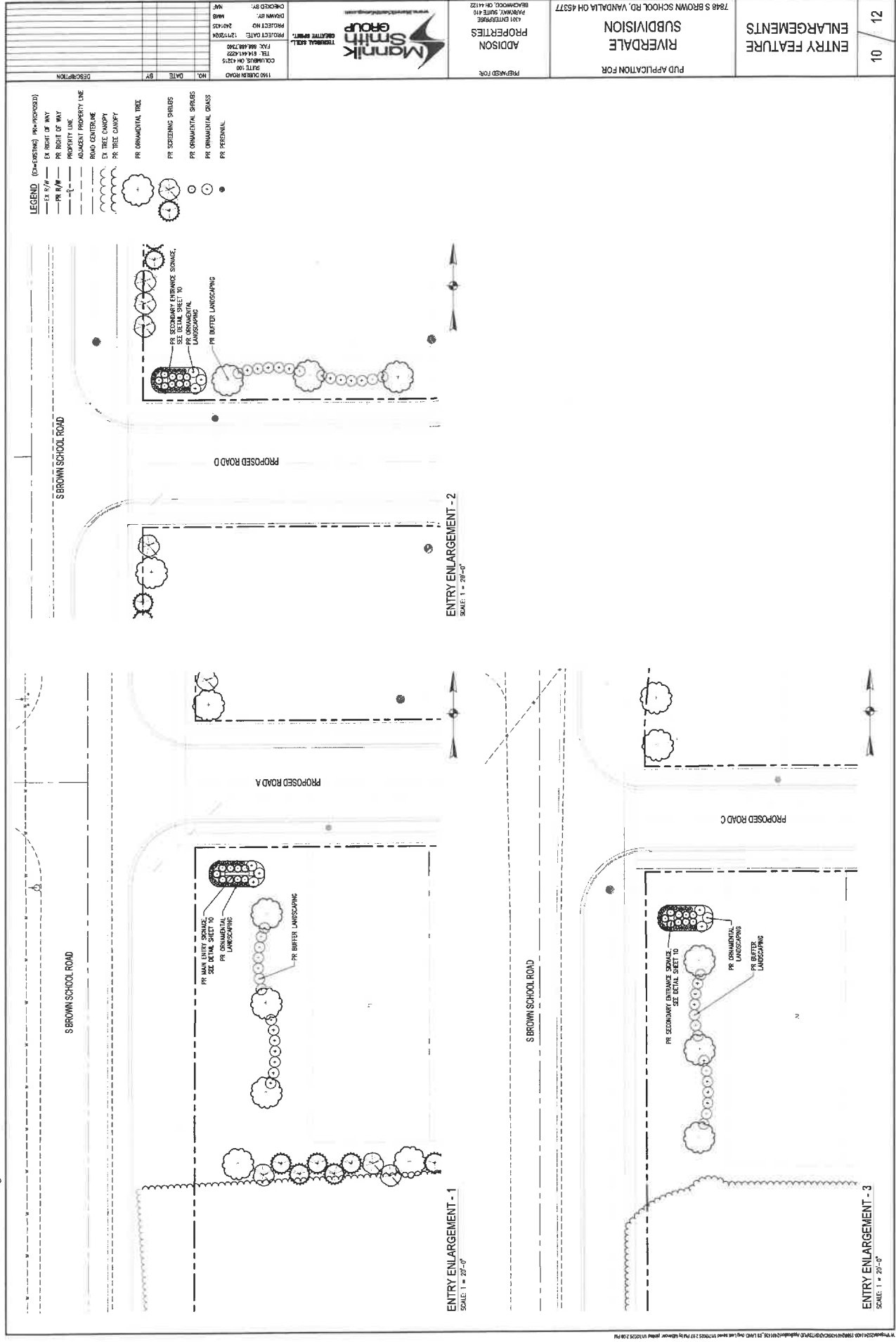






| SITE DATA                |                        |
|--------------------------|------------------------|
| SITE ACREAGE:            | = 985.05 ACRES         |
| GROSS OPEN SPACE:        | = 339.08 AC / 46.83%   |
| WOODED OPEN SPACE:       | = 253.27 AC / 29.71%   |
| RESERVE A                | = 113.36 AC            |
| RESERVE B                | = 132.05 AC            |
| RESERVE C                | = 16.69 AC             |
| RESERVE D                | = 2,880 SF / 3.07 AC   |
| OPEN GREEN SPACE:        | = 114.41 AC / 16.94%   |
| SEEDED MEADOW:           | = 23.97 AC             |
| TOTAL DELIGHT AREA:      | = 220,296 SF / 9.06 AC |
| TOTAL WALK TRAIL LENGTH: | = 4,500 LF             |









RENDERED  
SITE PLANRIVERDALE  
SUBDIVISION

FOR APPLICATION

7848 S BROWN SCHOOL RD, VANDALIA OH 45377

ADDISON

PARKWAY, SUITE 410  
EACHWOOD, OH 44122



1180 DUBLIN ROAD  
SUITE 100  
COLUMBUS, OH 43215  
TEL: 614/414-2222  
FAX: 614/488-7340  
PROJECT DATE: 12/11/2024  
PROJECT NO: 2403435  
DRAWN BY: MHB  
CHECKED BY: NAF

[illegible]

# MEMORANDUM

**TO:** Kurt Althouse, Interim City Manager  
**FROM:** Michael Hammes, AICP, City Planner  
**DATE:** January 15<sup>th</sup>, 2025  
**SUBJECT:** PC 25-0001 – Planned Unit Development – 7848 S. Brown School Road

## General Information

|                   |                                                                                                                                                                                                                                                                                               |                                                                            |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------|
| Owner(s):         | Jamie N. Spencer<br>7848 S. Brown School Road<br>Vandalia, Ohio 45377                                                                                                                                                                                                                         | Richard A & Kimberly K Ware<br>8880 Buckeye Lane<br>Versailles, Ohio 45380 |
| Applicant:        | Addison Properties<br>3401 Enterprise Pkwy, Suite 410<br>Beachwood, Ohio 44122                                                                                                                                                                                                                |                                                                            |
| Existing Zoning:  | Agriculture (A)                                                                                                                                                                                                                                                                               |                                                                            |
| Proposed Zoning:  | Planned Unit Development                                                                                                                                                                                                                                                                      |                                                                            |
| Location:         | 7848 S. Brown School Road                                                                                                                                                                                                                                                                     |                                                                            |
| Parcels:          | B02 01202 0045<br>B02 01202 0087                                                                                                                                                                                                                                                              | B02 01202 0064                                                             |
| Acreage:          | 84.7577 acres +/-                                                                                                                                                                                                                                                                             |                                                                            |
| Related Case(s):  | PC 24-11                                                                                                                                                                                                                                                                                      |                                                                            |
| Requested Action: | Approval                                                                                                                                                                                                                                                                                      |                                                                            |
| Exhibits:         | 1 – Application Materials<br>2 – Proposed Preliminary Plan<br>3 – Proposed Home Elevations<br>4 – Letters of Justification<br>5 – Agency Letters<br>a. Montgomery County Env. Services<br>b. Vandalia-Butler City School District<br>c. Vandalia Fire Division<br>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 Commission<sup>1</sup>, 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.<sup>2</sup>

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 |

<sup>1</sup> 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.

<sup>2</sup> 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 Deerpark 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.<sup>3</sup> The development standards and preliminary plan for this property would be consistent with that designation.

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<sup>3</sup> 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 District<sup>4</sup>

#### **2. Site Development Standards**

| <b>SITE DEVELOPMENT STANDARDS – PC 25-0001</b> |                                           |                                        |                                            |                                |                                  |                  |                                           |
|------------------------------------------------|-------------------------------------------|----------------------------------------|--------------------------------------------|--------------------------------|----------------------------------|------------------|-------------------------------------------|
| <b>Lots</b>                                    | <b>Minimum Lot Area<br/>(Square Feet)</b> | <b>Minimum Lot Frontage<br/>(Feet)</b> | <b>Maximum Impervious Surface Coverage</b> | <b>Minimum Setbacks (Feet)</b> |                                  |                  | <b>Maximum Building Height<br/>(Feet)</b> |
|                                                |                                           |                                        |                                            | <b>Front Yard</b>              | <b>Side Yard<br/>(Each Side)</b> | <b>Rear Yard</b> |                                           |
| 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<br>(Open Space)               | 43,560                                    | 100                                    | N/A                                        | N/A                            | N/A                              | N/A              | N/A                                       |
| Reserve Lot D<br>(Entrance Sign)               | 2,700                                     | N/A                                    | N/A                                        | N/A                            | N/A                              | N/A              | N/A                                       |

<sup>4</sup> 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 1<sup>st</sup> 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 14<sup>th</sup> 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 14<sup>th</sup> 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 21<sup>st</sup>, 2025 Study Session for Council review.



Minutes of the City of Vandalia Planning Commission  
**January 14<sup>th</sup>, 2025**

|                         |                                                                                                                                                                                                                                                                                                                                                                                                                             |
|-------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Members Present:</b> | Mr. Ron Atkins, Ms. Kristin Cox, Mr. Dave Arnold, Mr. Lucious Plant                                                                                                                                                                                                                                                                                                                                                         |
| <b>Members Absent:</b>  | Mr. Kevin Keeley Jr.                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>Staff Present:</b>   | Michael Hammes, City Planner<br>Ben Graham, Zoning & Planning Coordinator<br>Ben Borton, Director of Public Service<br>Rob Cron, Assistant City Manager                                                                                                                                                                                                                                                                     |
| <b>Others Present:</b>  | Jason Friedman, Addison Properties<br>Eddie Hunt, Addison Properties<br>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 10<sup>th</sup>, 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 1<sup>st</sup> 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.”<sup>1</sup> was one of the most critical issues facing the future of Vandalia, according to those surveyed as part of the Comprehensive Plan.

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<sup>1</sup> 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. Atkins asked if staff had any further comments. 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<br>(Square Feet) | Minimum Lot Frontage<br>(Feet) | Maximum Impervious Surface Coverage | Minimum Setbacks (Feet) |                          |           | Maximum Building Height<br>(Feet) |
|                                         |                                   |                                |                                     | Front Yard              | Side Yard<br>(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<br>(Open Space)        | 43,560                            | 100                            | N/A                                 | N/A                     | N/A                      | N/A       | N/A                               |
| Reserve Lot D<br>(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](mailto: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 21<sup>st</sup>, 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 21<sup>st</sup> 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.

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***Chairman***

**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

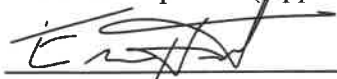
Additional Items Requested:

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 or a sheet of stationery.

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?

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What will be the hours of operation for the proposed use?

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## 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 <sup>1</sup> \_\_\_\_\_ Start Date 12/2025; Finish Date 3/2027; Total Acres 16 Acres  
Uses Single-Family Residential  
Amenities N/A  
Number <sup>2</sup> \_\_\_\_\_ Start Date 12/2026; Finish Date 3/2028; Total Acres 23  
Uses Single-Family Residential  
Amenities N/A  
Number <sup>3</sup> \_\_\_\_\_ Start Date 12/2027; Finish Date 3/2029; Total Acres 12  
Uses Single-Family Residential  
Amenities Mowed/Mulch Walking Path/Nature Trail  
Number <sup>4</sup> \_\_\_\_\_ 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<br>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](http://www.mcoho.org/water)  
[www.mcswd.org](http://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



[vandaliaohio.org](http://vandaliaohio.org)



---

**From:** Scott Jacobs <[sjacobs@vandaliaohio.org](mailto:sjacobs@vandaliaohio.org)>  
**Sent:** Friday, December 13, 2024 2:31 PM  
**To:** Ben Graham <[bgraham@vandaliaohio.org](mailto:bgraham@vandaliaohio.org)>  
**Cc:** Chad Follick <[cfollick@vandaliaohio.org](mailto:cfollick@vandaliaohio.org)>; Patrick Fink <[pfink@vandaliaohio.org](mailto: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



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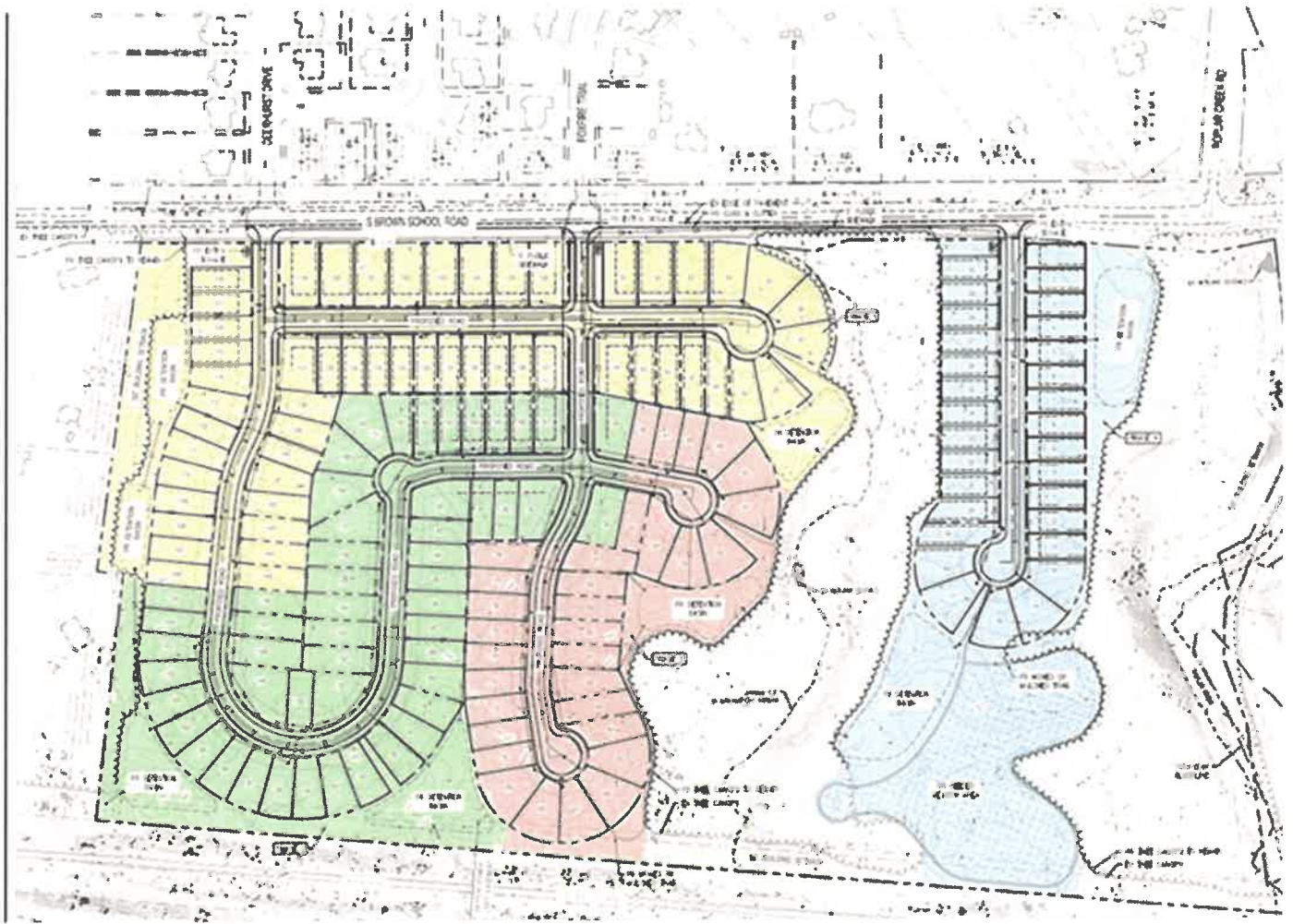
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**From:** Ben Graham <[bgraham@vandaliaohio.org](mailto:bgraham@vandaliaohio.org)>  
**Sent:** Friday, December 13, 2024 11:00 AM  
**To:** Scott Jacobs <[sjacobs@vandaliaohio.org](mailto:sjacobs@vandaliaohio.org)>  
**Cc:** Michael Hammes <[mhammes@vandaliaohio.org](mailto:mhammes@vandaliaohio.org)>  
**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?



Thank you,

**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

**Vandalia** <sup>ohio</sup>  
 small city. big opportunity.  
[vandaliaohio.org](http://vandaliaohio.org)



**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 14<sup>th</sup>.

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

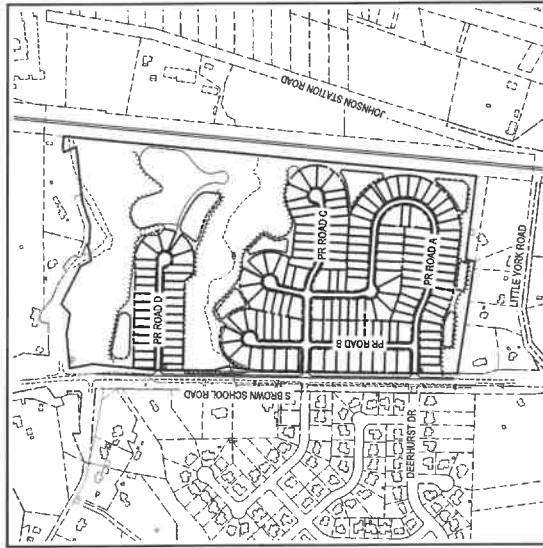
(937) 415-2301 Office

[mhammes@vandaliaohio.org](mailto:mhammes@vandaliaohio.org)



PLANNED UNIT DEVELOPMENT APPLICATION FOR  
**RIVERDALE SUBDIVISION**  
7848 S BROWN SCHOOL ROAD  
VANDALIA, OH 45377

**PROJECT DESCRIPTION**  
RESUBDIVISION OF A 167 LOT RESIDENTIAL SUBDIVISION WITH ASSOCIATED RETENTION, UTILITIES,  
AND LANDSCAPE.



**INDEX MAP**  
SCALE: 1" = 400'

**INDEX OF SHEETS**

|                                   |     |
|-----------------------------------|-----|
| COVER SHEET                       | 1   |
| EXIST'G CONDITIONS & EROSION PLAN | 2   |
| PRELIMINARY SITE PLANS            | 3-7 |
| RESERVE PLAN                      | 8   |
| PRELIMINARY LANDSCAPE PLAN        | 9   |
| ENTRY FEATURE ENLARGEMENTS        | 10  |
| SOUNDSCAPE DETAILS                | 11  |
| ROUNDER SITE PLAN                 | 12  |

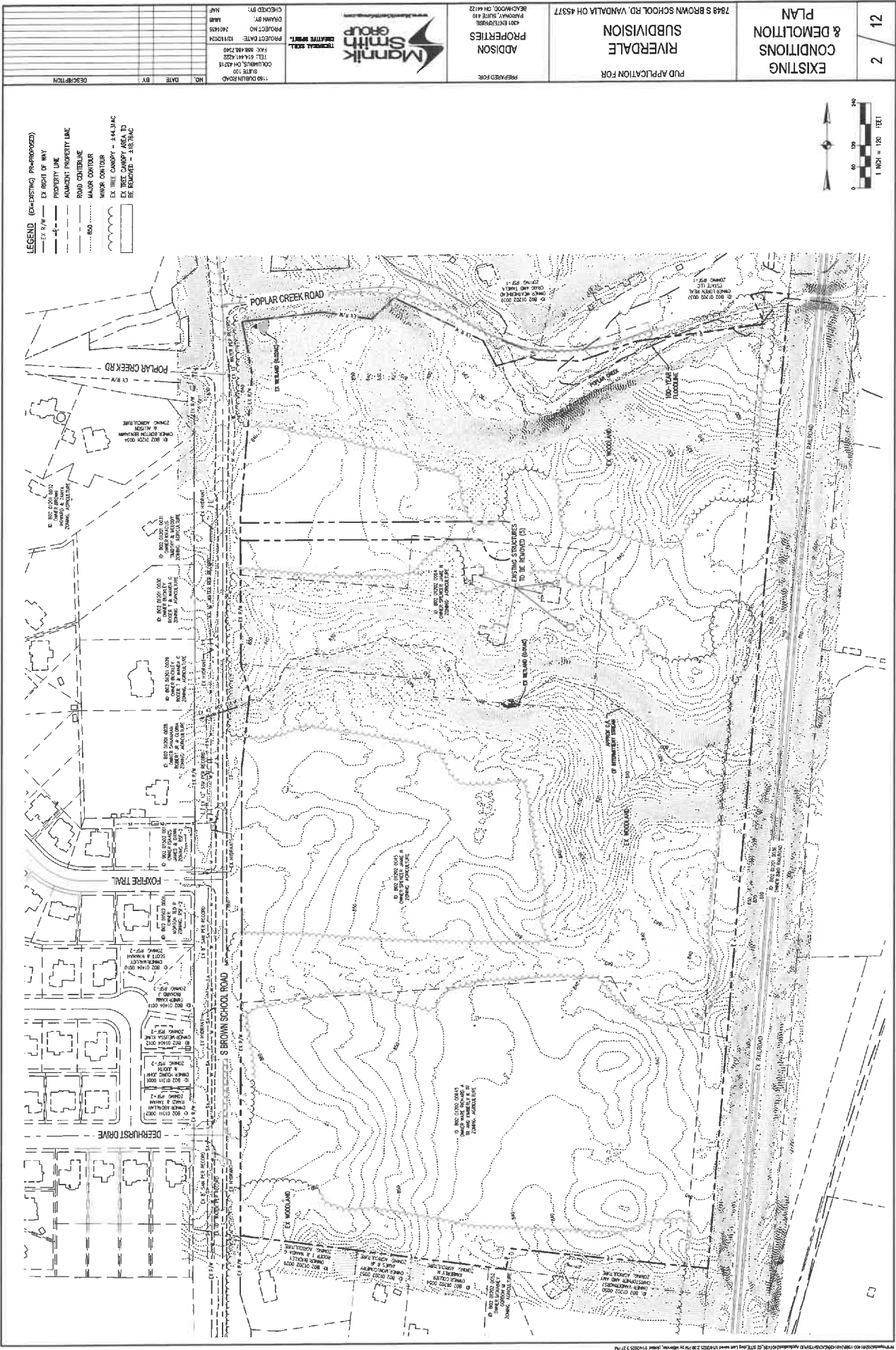


**VICINITY MAP**  
SCALE: 1" = 1,000'

ENGINEER OF RECORD



| DATE | BY | REVISION DESCRIPTION | PROJECT DATE: 11/11/24 |
|------|----|----------------------|------------------------|
|      |    |                      | PROJECT NO.: 2419453   |
|      |    |                      | 1 / 12                 |







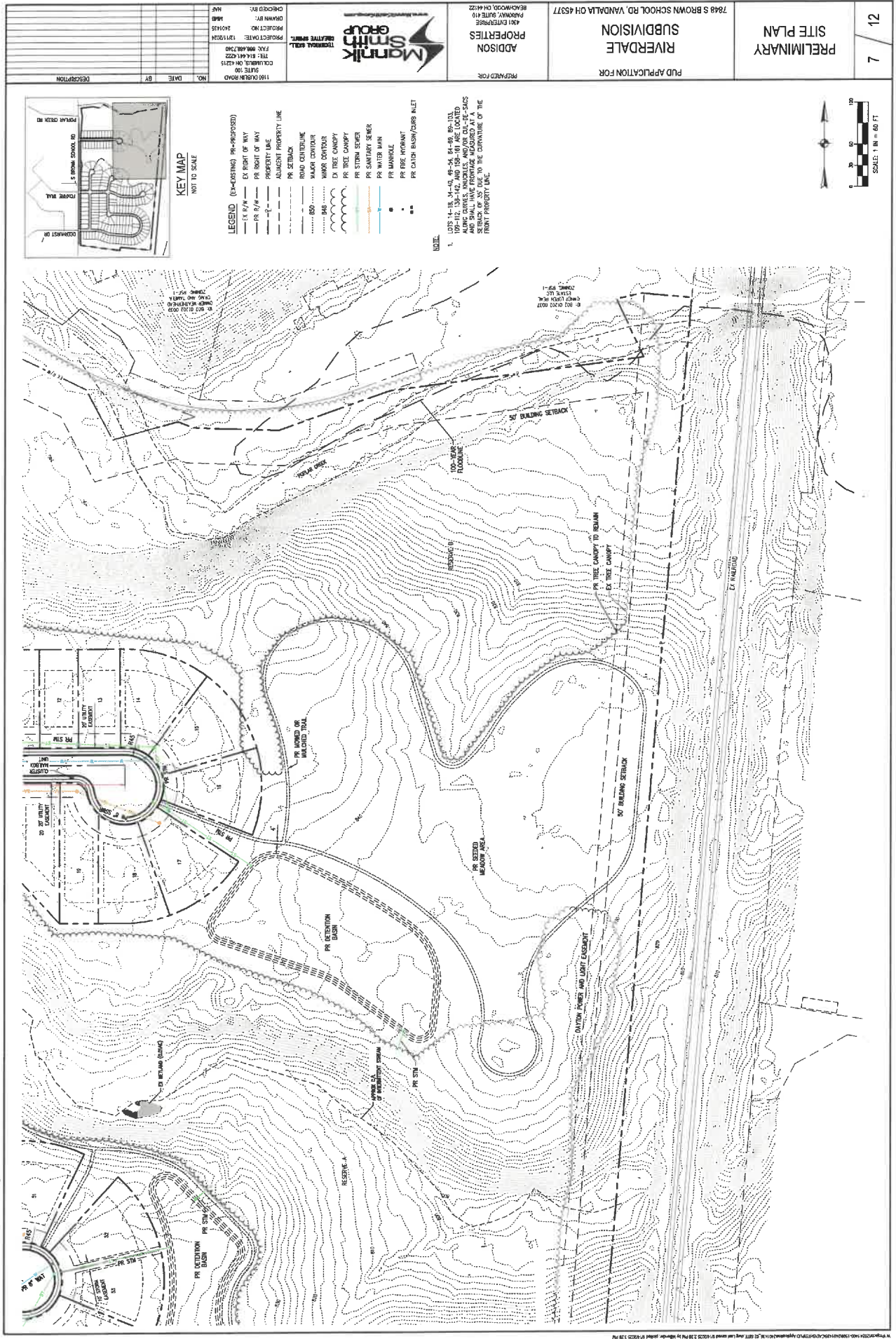


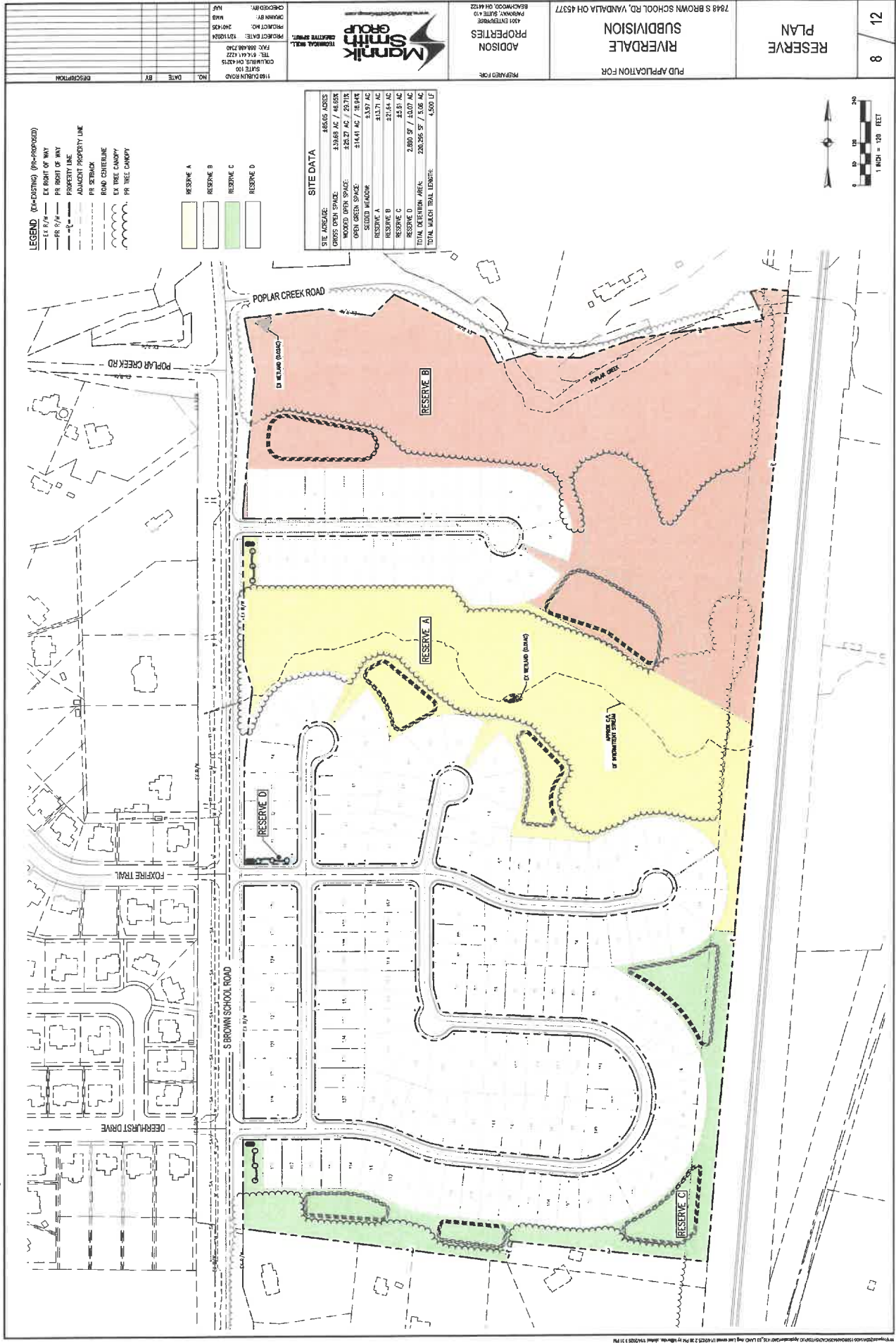












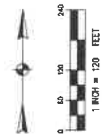














# the aspen II

## 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



SHOWN WITH BRICK OPTION A

ELEVATION B



ELEVATION B



SHOWN WITH BRICK OPTION B

ELEVATION C



ELEVATION C



SHOWN WITH BRICK OPTION 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



- 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



SHOWN WITH BRICK OPTION A



SHOWN WITH BRICK OPTION B



SHOWN WITH BRICK OPTION C



SHOWN WITH BRICK OPTION B



SHOWN WITH BRICK OPTION B



SHOWN WITH BRICK OPTION A



- 1,968+ sq.ft.
- 2 STORY
- 3-4 BEDROOMS
- 2.5 BATHS
- 2 CAR GARAGE





# ELEVATION OPTIONS



1,760+ sq.ft.  
2 STORY  
3-4 BEDROOMS  
2.5 BATHS  
2 CAR GARAGE



# ELEVATION OPTIONS



# 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

the **walnut**



ELEVATION A SHOWN WITH BRICK OPTION A

- 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 14<sup>th</sup>, 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 10<sup>th</sup>, 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



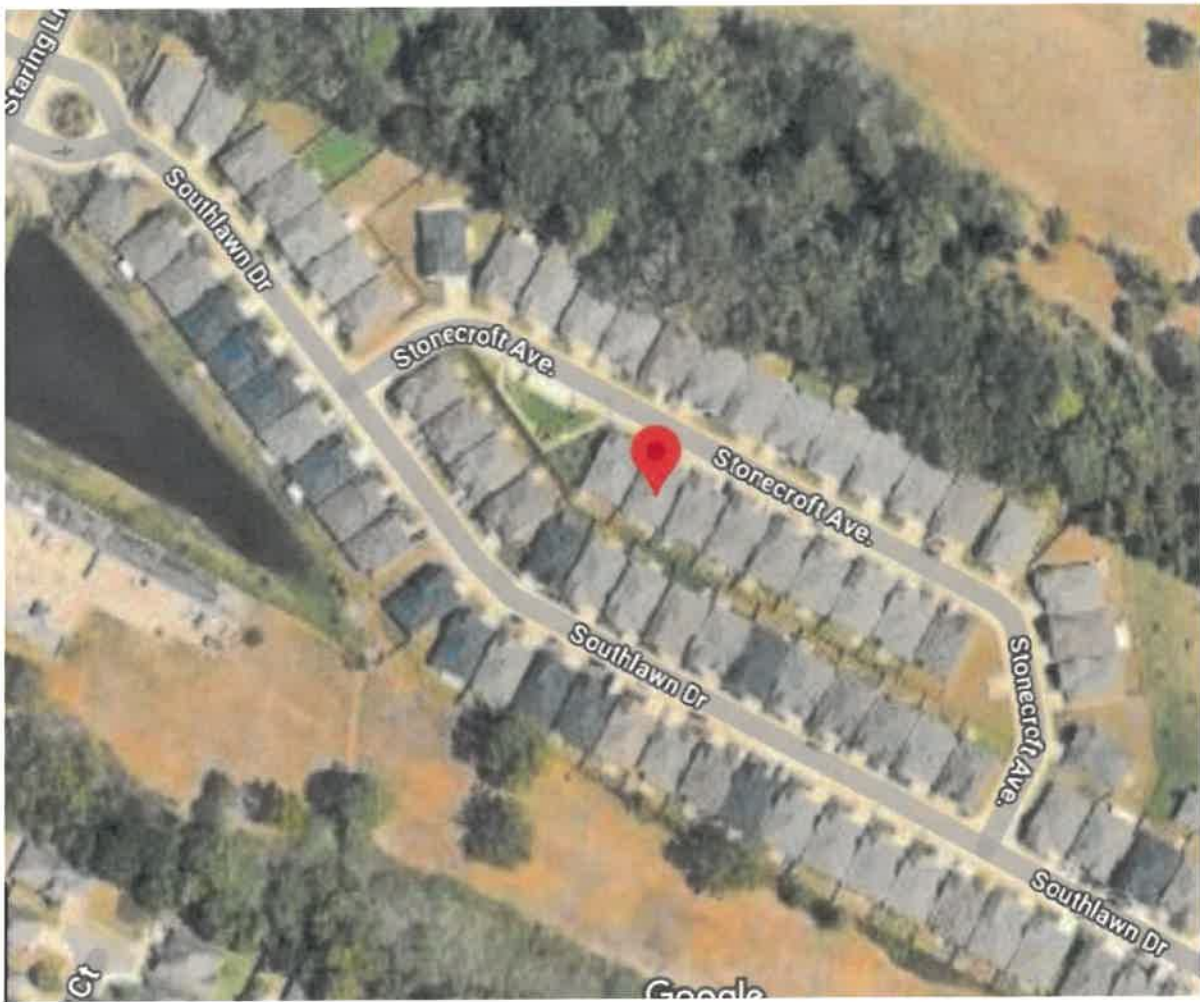
- The surge in additional cars will be **in addition to the new development behind the Foxfire subdivision** as well as the increased traffic with delivery services (UPS, FedEx, Amazon, Doordash, etc.) as well as other service and maintenance services.
  - Additional/modifications of traffic lights at 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

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**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 | Beaver Creek | Beaver Creek 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

---

**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

**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

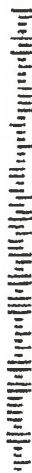
**IMPORTANT  
PUBLIC  
HEARING  
NOTICE**

COLUMBUS OH 430



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45414-256793





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**

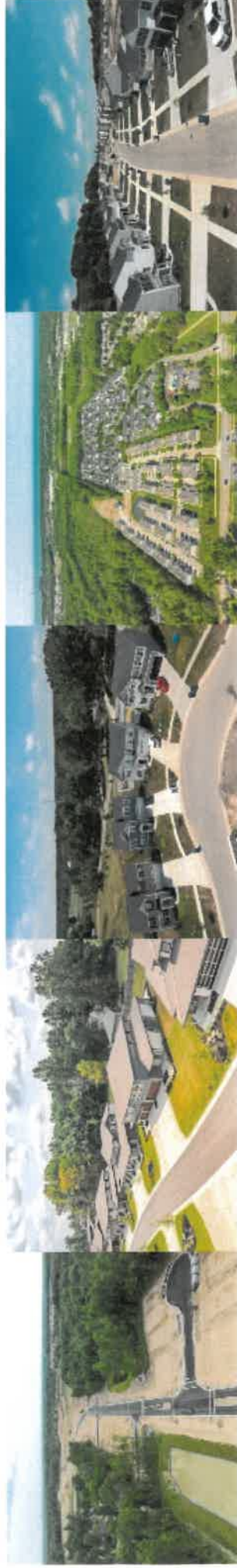


# ADDISON PROPERTIES



## ADDISON PROPERTIES

**CURRENT FOCUS**





# SUBJECT PROPERTY





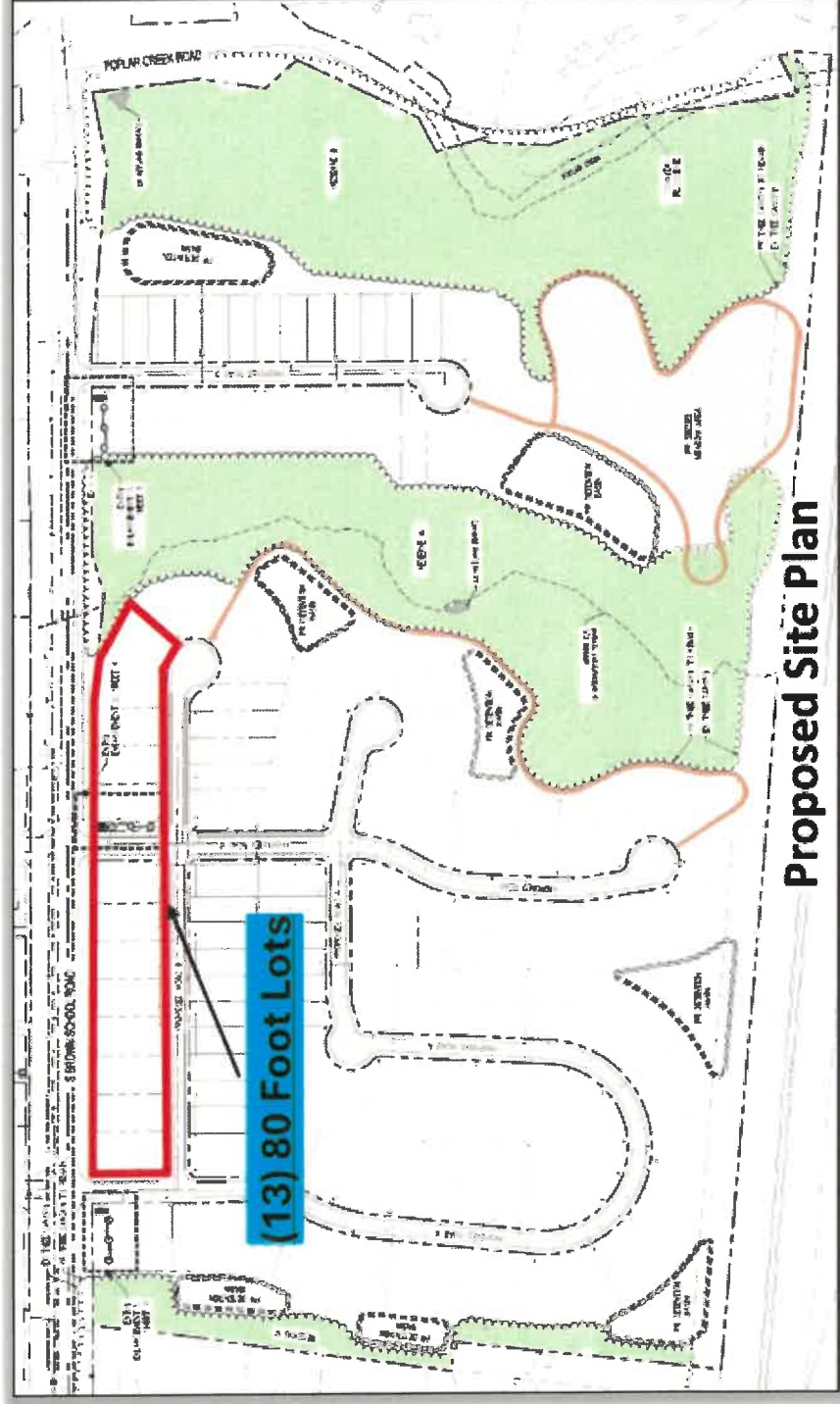
# PLANNING COMMISSION SUMMARY



Planning Commission

January 14, 2025

Request to rezone from Agricultural to PUD



|                                                                   |                                                               |                                           |                                     |                                                |                                           |
|-------------------------------------------------------------------|---------------------------------------------------------------|-------------------------------------------|-------------------------------------|------------------------------------------------|-------------------------------------------|
| <b>Density:</b><br>167 Lots<br>85.05 Acres<br>1.96 Units Per Acre | <b>Lot Dimensions:</b><br>(13) 80-Ft Lots<br>(154) 55-Ft Lots | <b>Green Space:</b><br>39.7 Acres (46.7%) | <b>Woods</b><br>25.27 Acres (29.8%) | <b>Open Green Space</b><br>14.41 Acres (16.9%) | <b>Nature Trail:</b><br>4,500 Lineal 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;



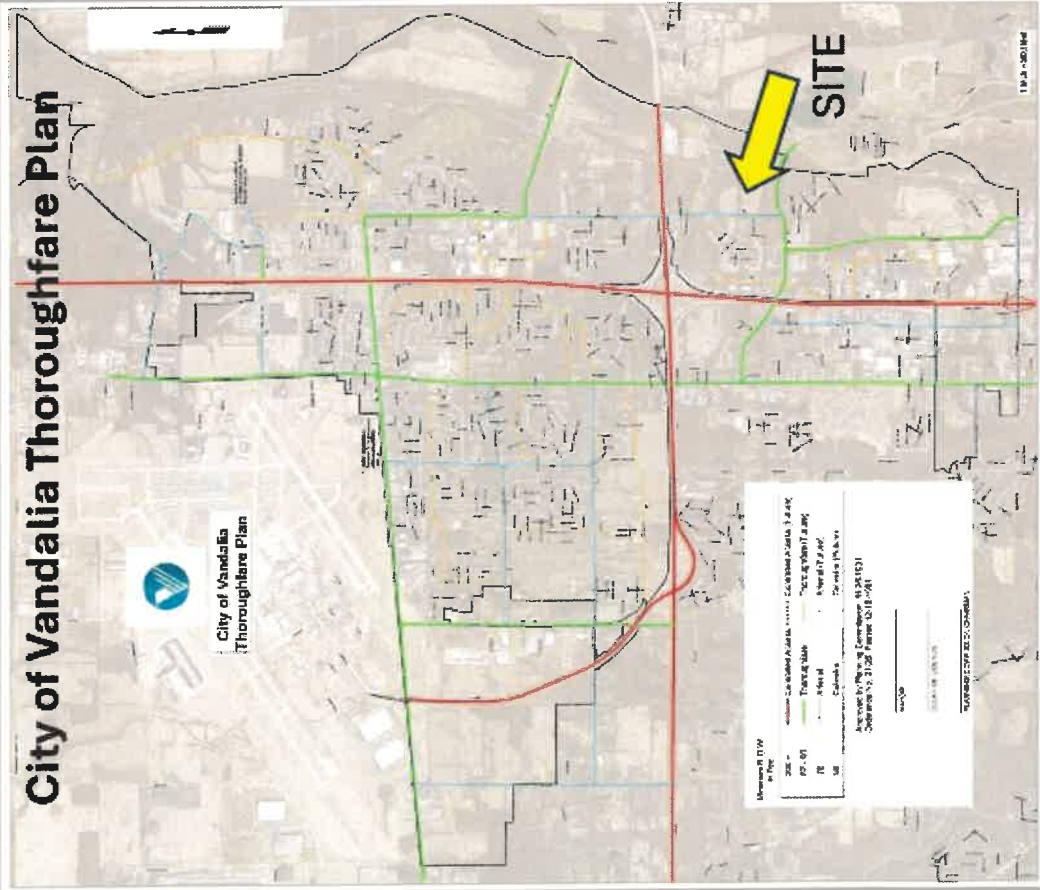
# PUD REVIEW CRITERIA

- ☒ 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

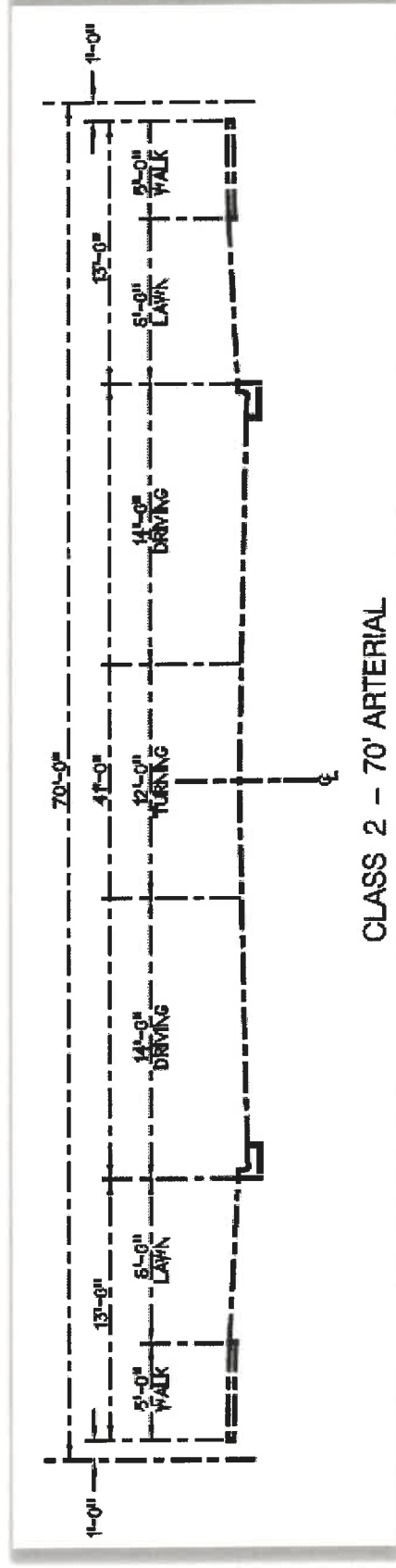


# PUD REVIEW CRITERIA (A)

## 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**



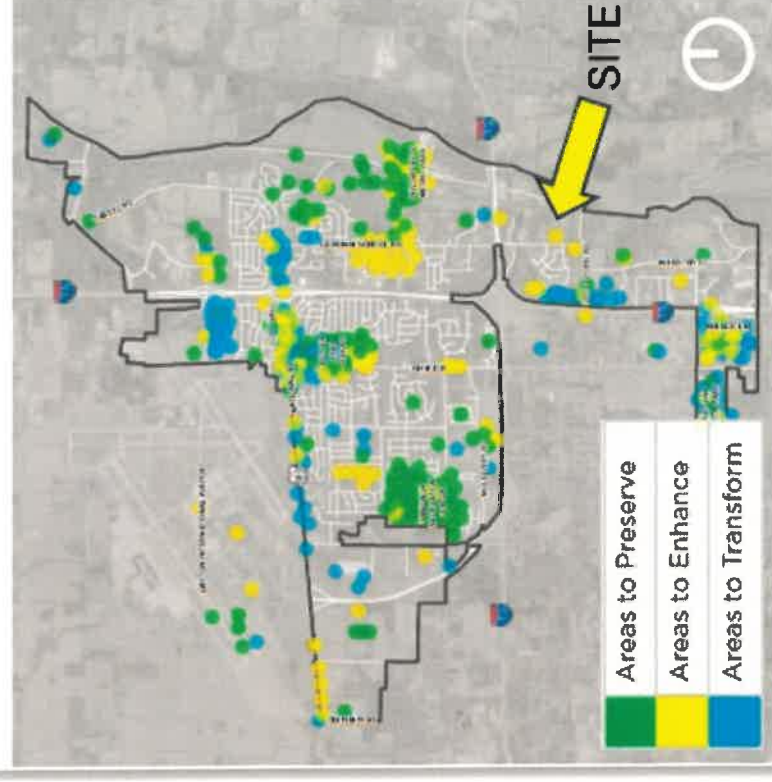
*"No significant new housing growth has occurred in the city in recent decades"*

*"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)

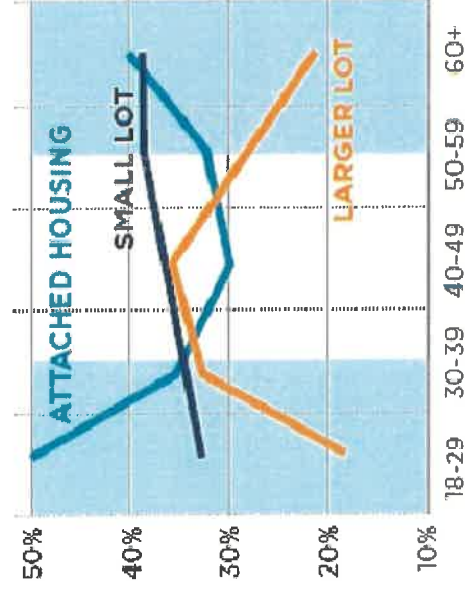
## COMMUNITY INSIGHTS

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 overwhelming 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 -

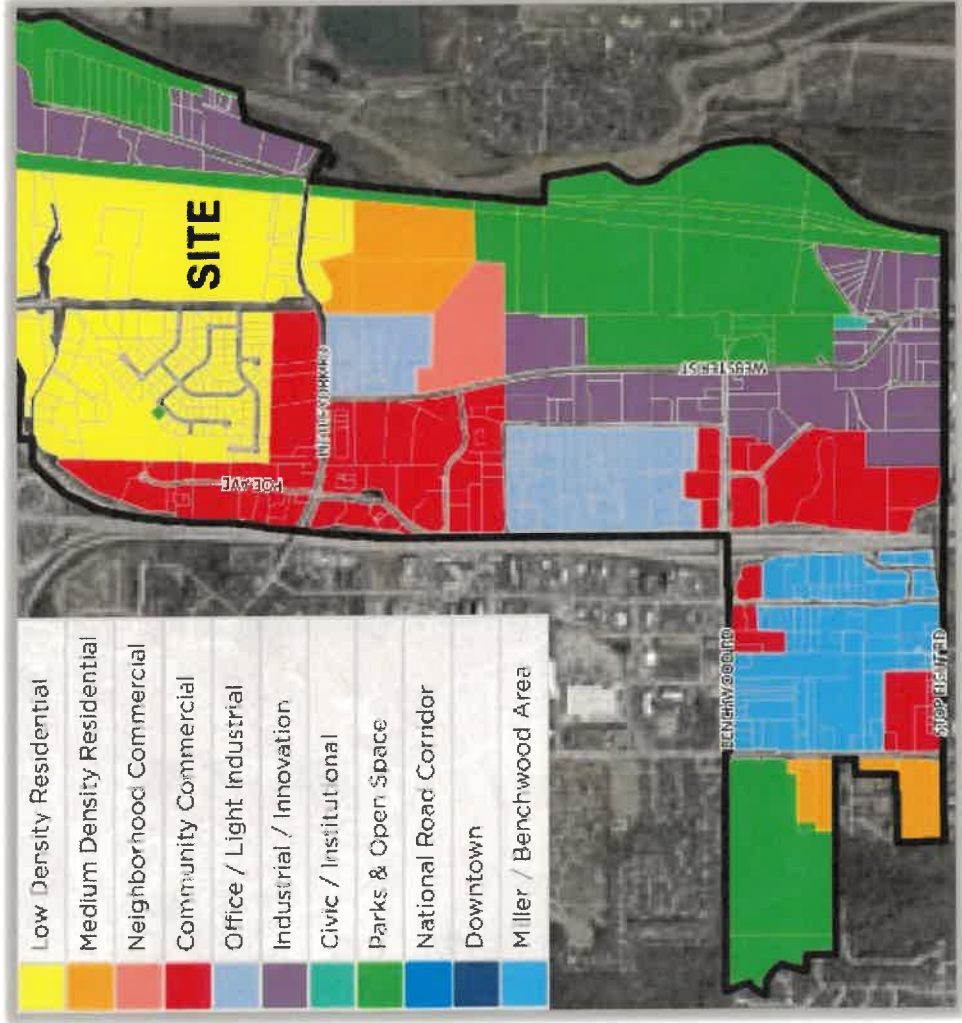
*4.1: An adequate and diverse supply of attainable housing options including single family and multifamily for all generations should be constructed, preserved, and maintained.*

| 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 | FRONT SETBACK |
|-------------------------|---------------|--------------------------|---------------|
| Low Density Residential | 1-2.5 stories | 40-50%                   | 30-60 ft.     |

**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.

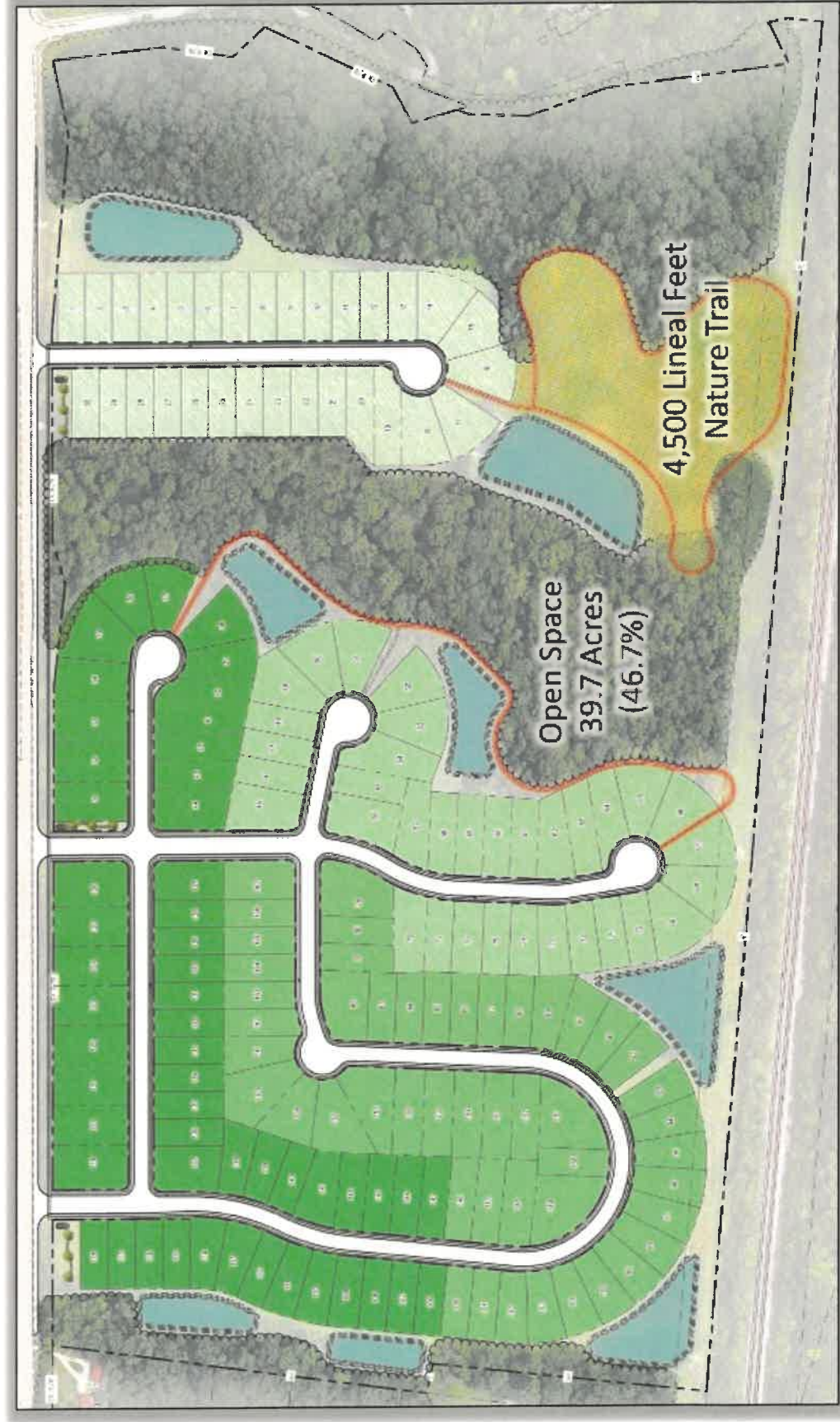
9056 Centre Pointe Drive - Suite 210 • West Chester, OH 45009  
www.yourarborhome.com



# PUD REVIEW CRITERIA (A)

## Amenities & Open Space

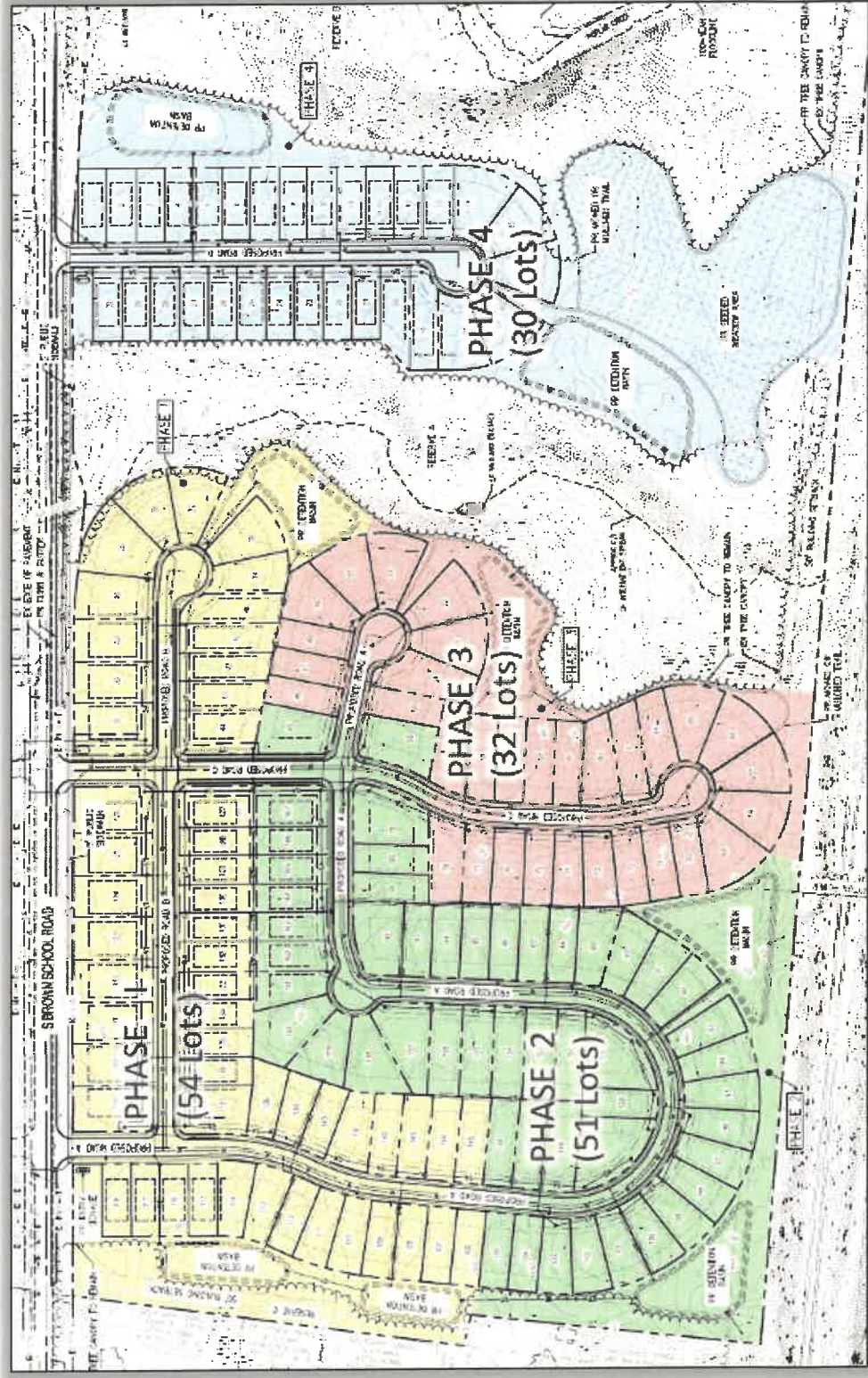
39.7 Acres (46.7% Provided / 15% Required)





# 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  
Arlan Boyd  
County Engineer  
3150 Springdale Road  
Piquette, Ohio 45662  
937.763.2900  
www.mco.us/ewater  
www.mco.us

COUNTY CLERK/CLERK  
Arlan Boyd  
County Engineer  
3150 Springdale Road  
Piquette, Ohio 45662  
937.763.2900  
www.mco.us/ewater  
www.mco.us

November 20, 2024

Addison Properties  
3401 Enterprise Pkwy, Suite 410  
Beachwood, Ohio 44122  
Attn: Edward Hunk

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.

Respectfully,  
  
Kenneth A. Stewart, P.E.  
Chief Sanitary Engineer

Attachments: Water and Sanitary Sewer atlas sheet

b u r i s h p l a n e o f i n 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

 ADDISON  
PROPERTIES

20

# 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 23, 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 how potential new residential housing development next to the Fairfax housing development.

The following is the information as we have it:

- There are a proposed 174 houses for this development.
- There is an projected increase 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 houses of this magnitude could bring in a range of students to the District which could affect space in some of our buildings, particularly South and North.
- These additional students could pose challenges with space inside the buildings as well as additional traffic flow concerns at South.
- The potential increase of students could add costs such as for staffing, and space solutions such as mobile classrooms.

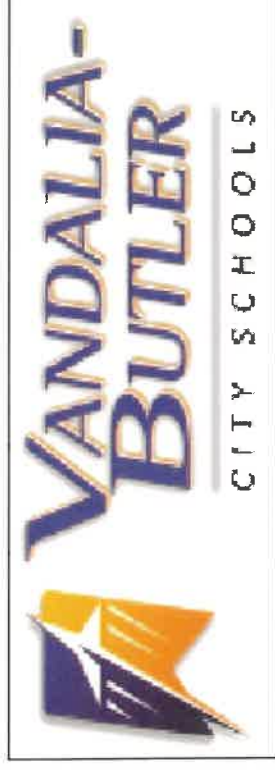
The benefits, as we see it, are:

- With no proposed subdivisions, the District will receive the full amount 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 districts in the District would provide only benefit our state funding formula and the amount of money we receive from the state in our fiscal funding.
- These things would be an overall positive for District finances, even with the potential costs of adding staff and community addressing the potential space issues in buildings, particularly South and North.

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 matter is considered.

Vandalia-Butler City Schools | 520 S. River Drive | Vandalia, OH 45377  
Ph: 937.215.6408 | F: 937.453.6409 | www.vbcsd.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;

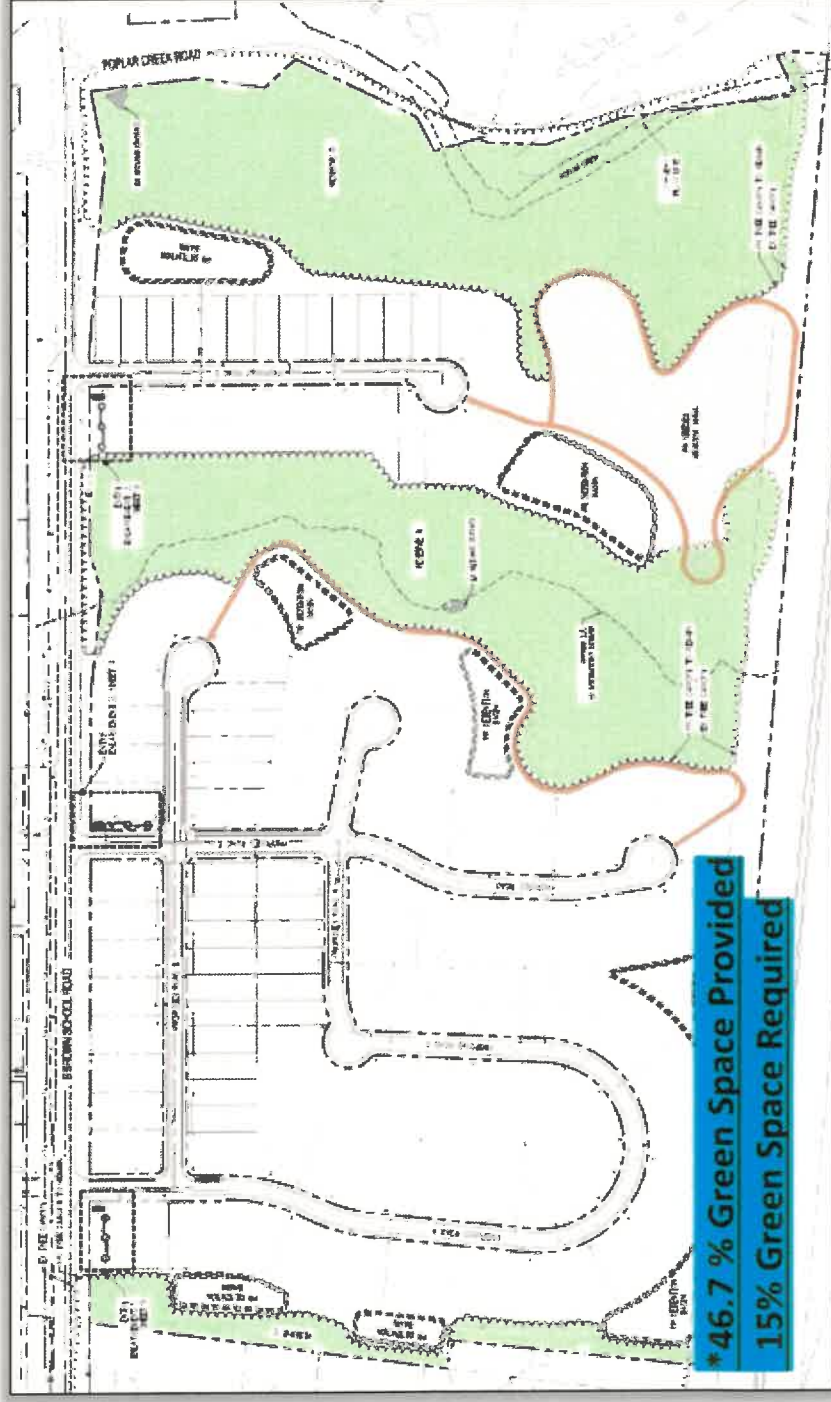
## *Declaration of Covenants, Conditions, Easements, and Restrictions of Riverdale Subdivision – Submitted for review by the City of Vandalia*

- ❖ 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;



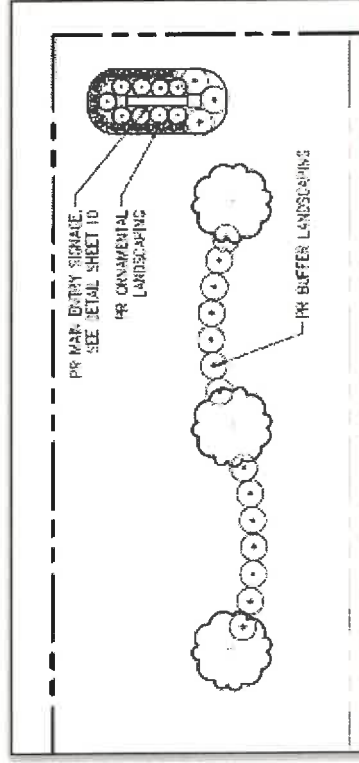
|                      |  |
|----------------------|--|
| <b>Green Space:</b>  |  |
| 39.7 Acres (46.7%)   |  |
| Tree Preservation    |  |
| 25.3 Acres (29.7%)   |  |
| Open Green Space     |  |
| 14.4 Acres (16.9%)   |  |
| <b>Nature Trail:</b> |  |
| 4,500 Lineal Feet    |  |
| <b>Signage</b>       |  |
| <b>Landscaping:</b>  |  |
| Southern Entrance    |  |
| (See Next Slide)     |  |
| Middle Entrance      |  |
| (See Next Slide)     |  |
| Northern Entrance    |  |
| (See Next Slide)     |  |



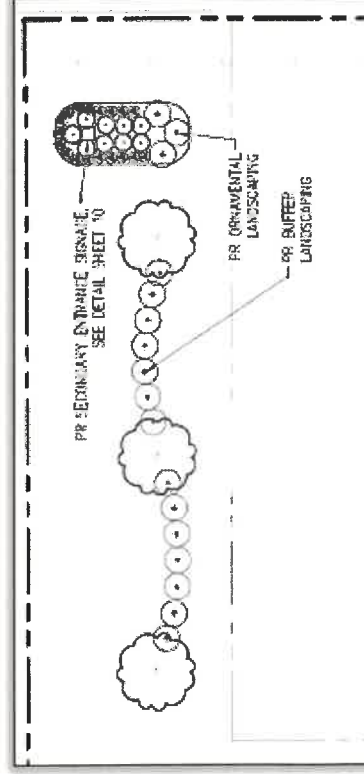
# PUD REVIEW CRITERIA (F)

## Monument Sign Landscaping & Location

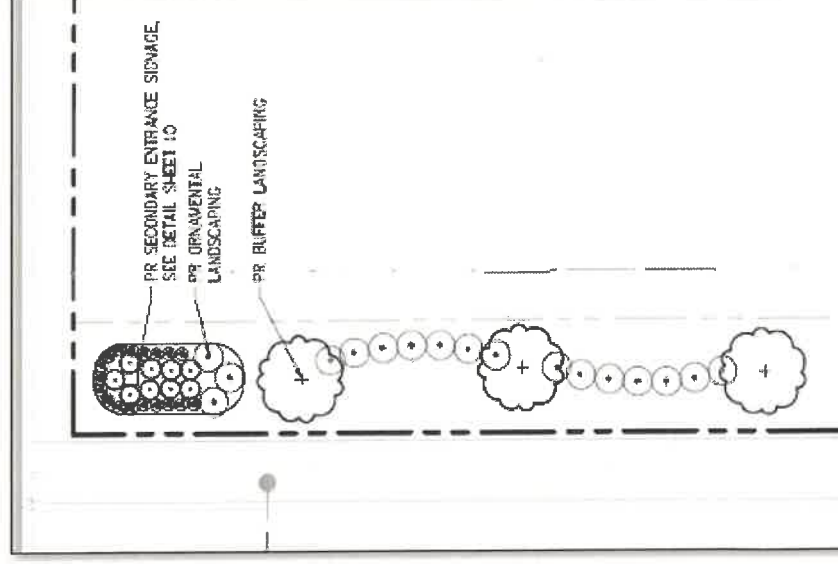
### Southern Entrance



### Northern Entrance



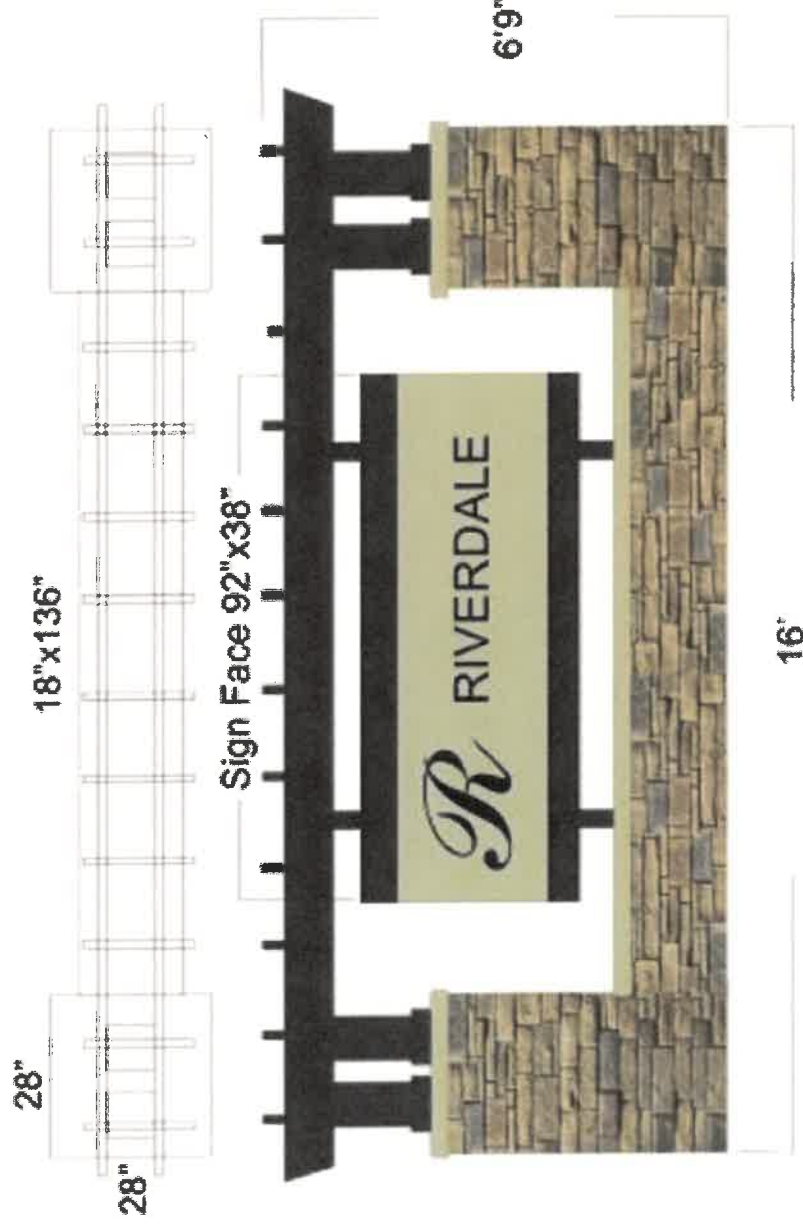
### Middle Entrance



# 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

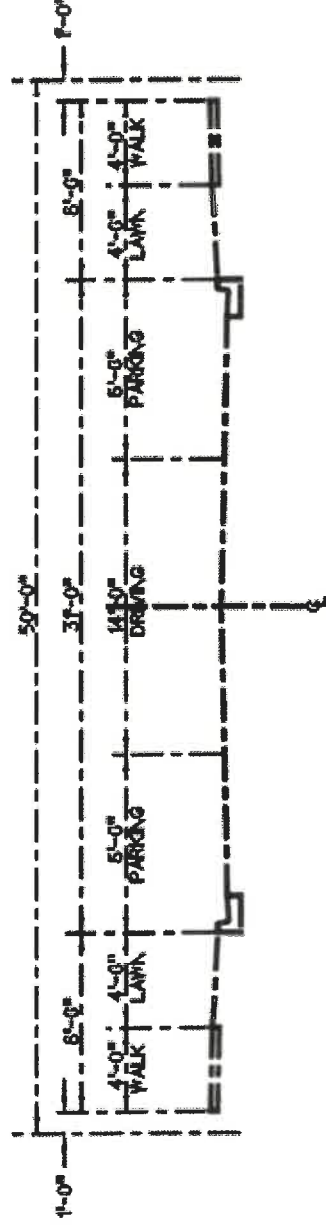
EXAMPLE SECONDARY ENTRY SIGNAGE



# PUD REVIEW CRITERIA (G)

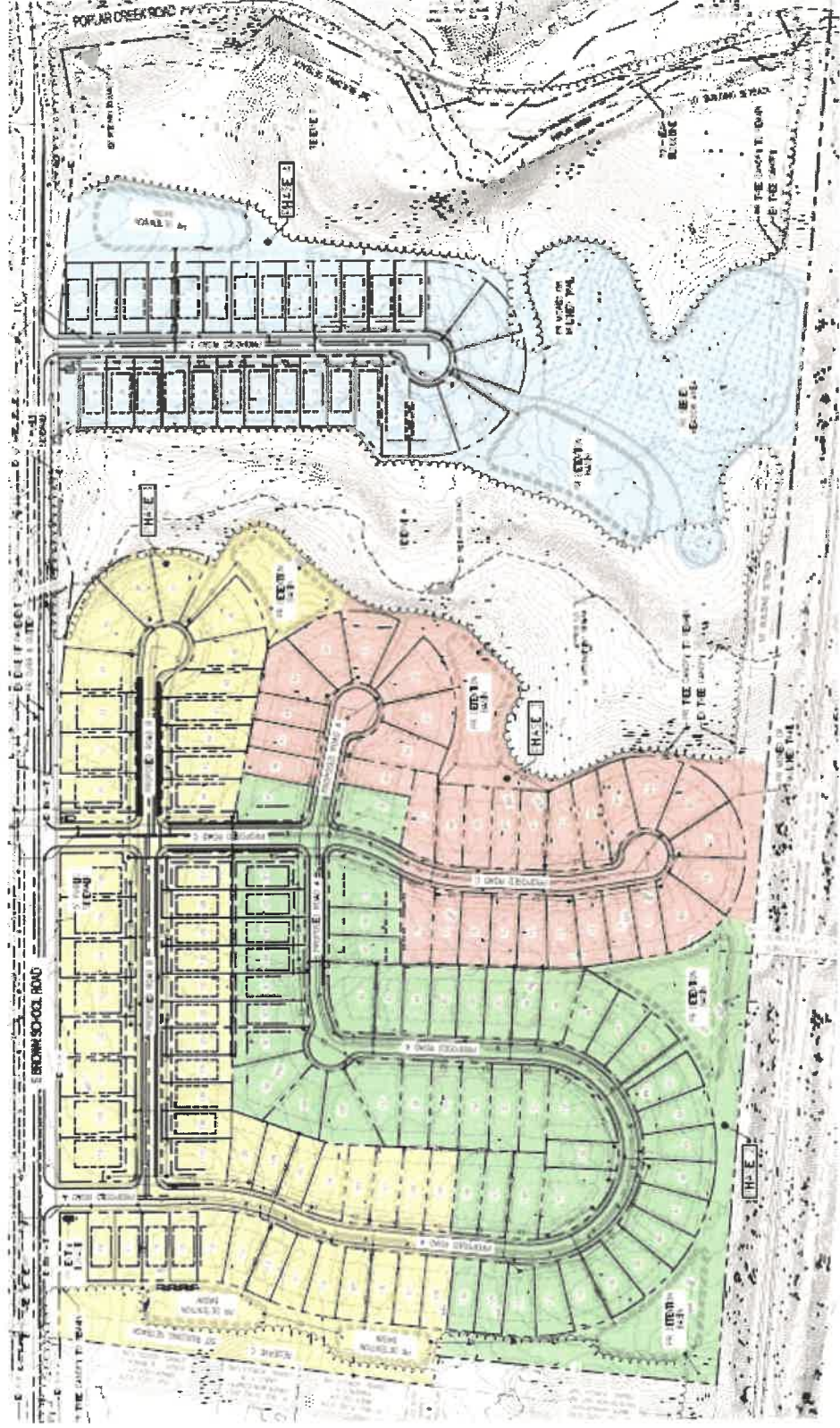
*Parking, sidewalks, and street lighting will all be designed in accordance with City of Vandalia residential design standards*

- ❖ 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 EXTERIOR 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)



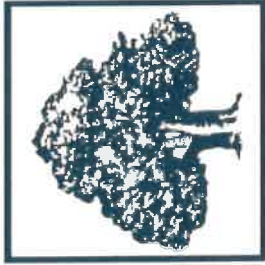
# Foxfire / Riverdale Comparison

| 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*



# ADDISON PROPERTIES

**7848 S. BROWN SCHOOL ROAD**

**PUD Application: CASE NUMBER PC25-0001**

**(PUD – Single Family Residential Subdivision)**

**January 14, 2025**

# ADDISON PROPERTIES



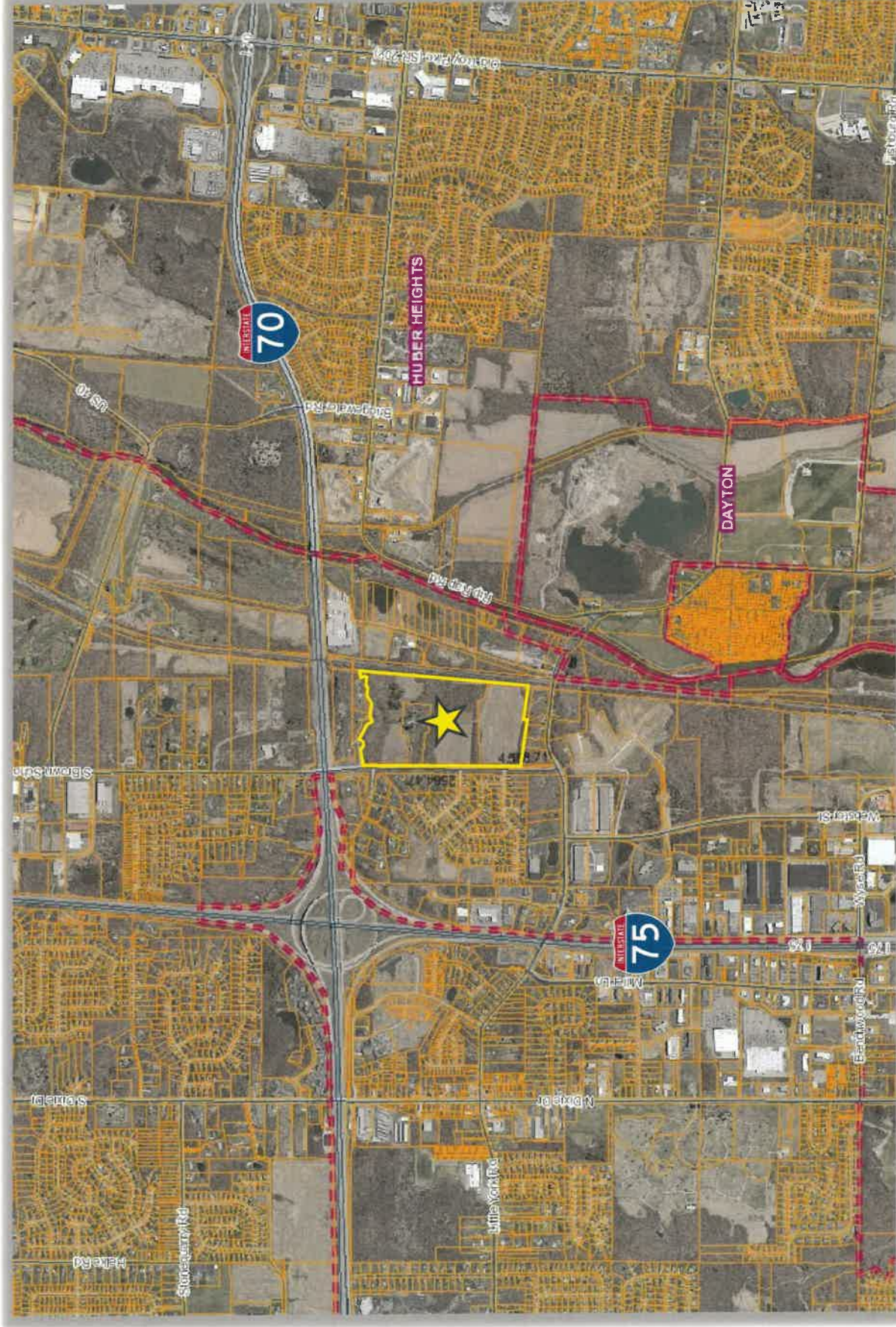
## ADDISON PROPERTIES

**CURRENT FOCUS**





# SUBJECT PROPERTY





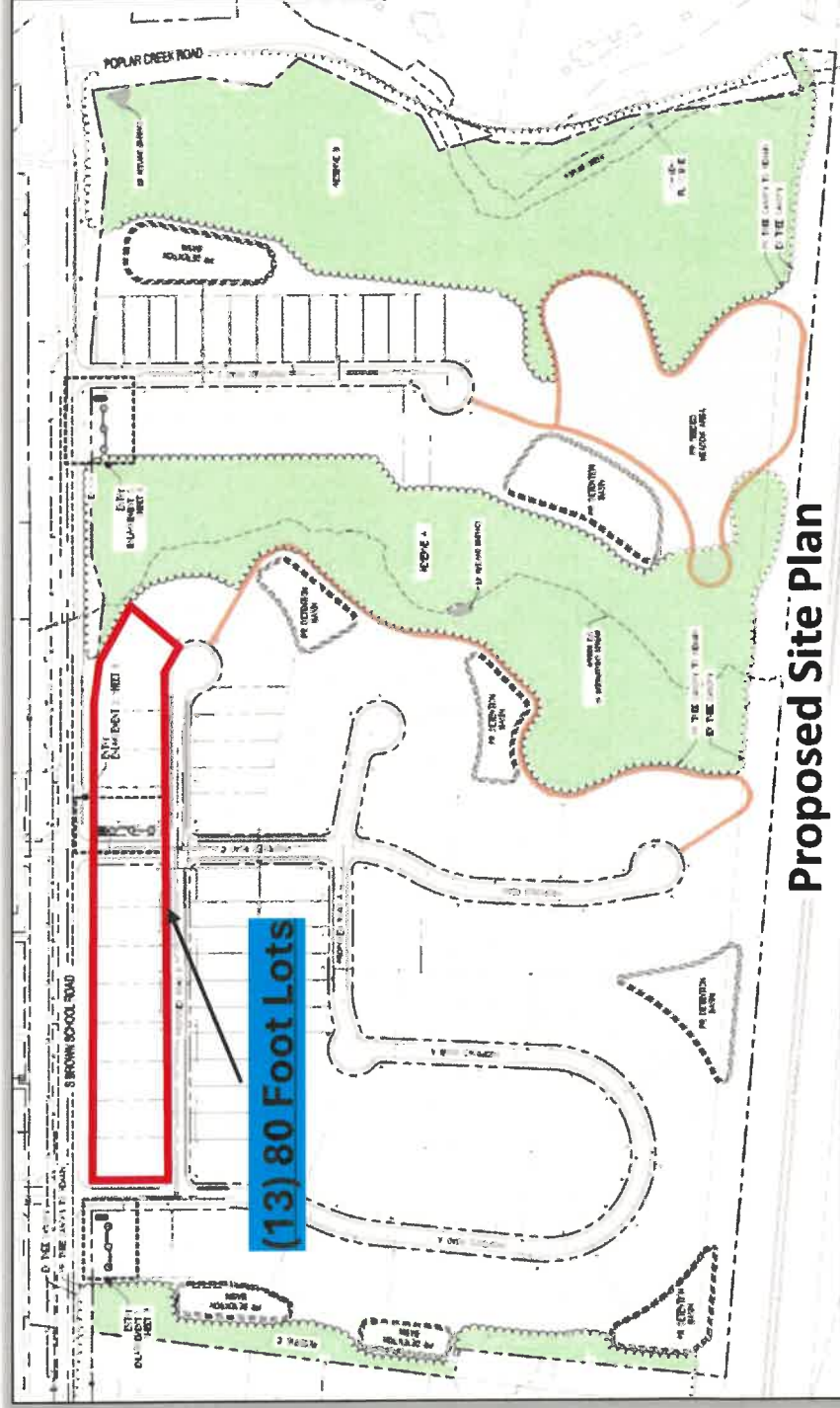
# PLANNING COMMISSION SUMMARY



Planning Commission

January 14, 2025

Request to rezone from Agricultural to PUD



Proposed Site Plan

|                         |  |
|-------------------------|--|
| <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 Lineal 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;



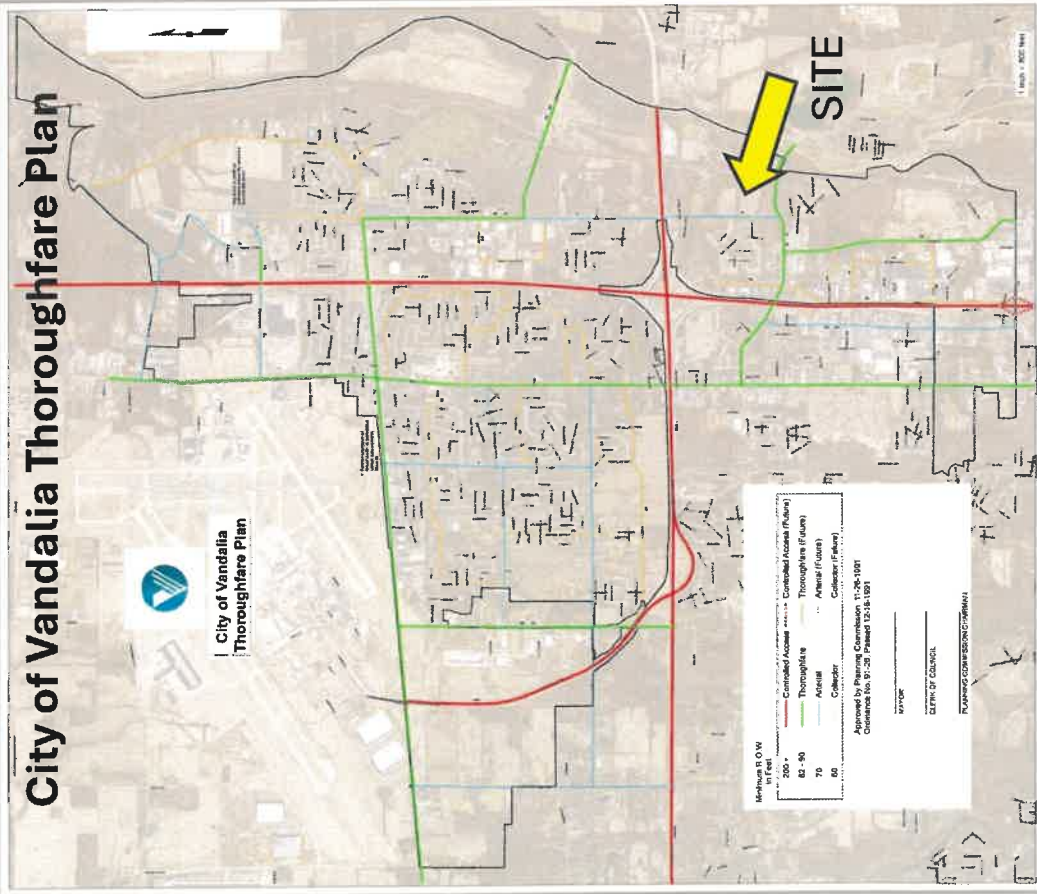
# PUD REVIEW CRITERIA

- ☒ 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

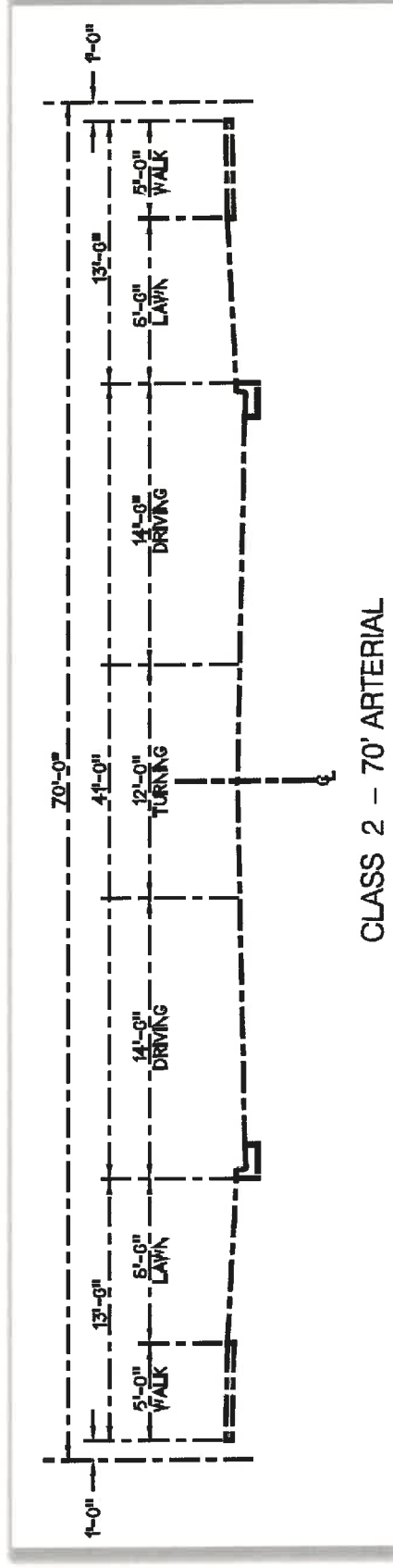


# PUD REVIEW CRITERIA (A)

## 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**



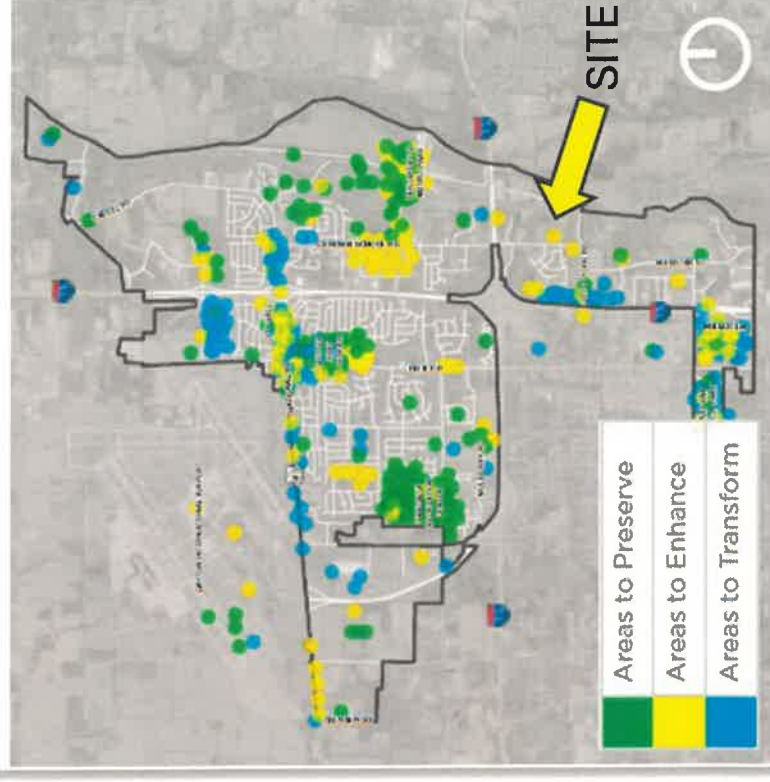
*"No significant new housing growth has occurred in the city in recent decades"*

*"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)

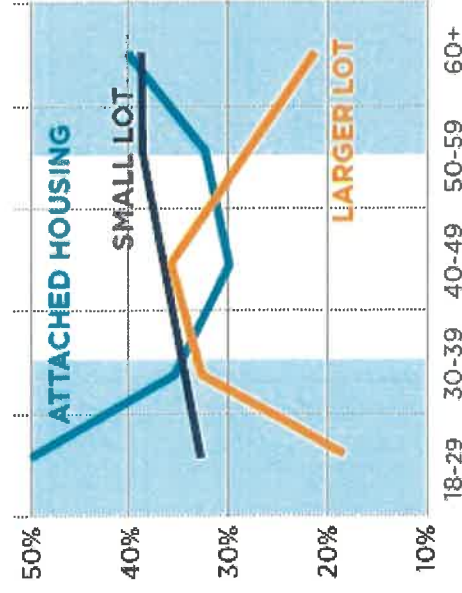
## COMMUNITY INSIGHTS

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 (2011)  
*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 overwhelming 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 -

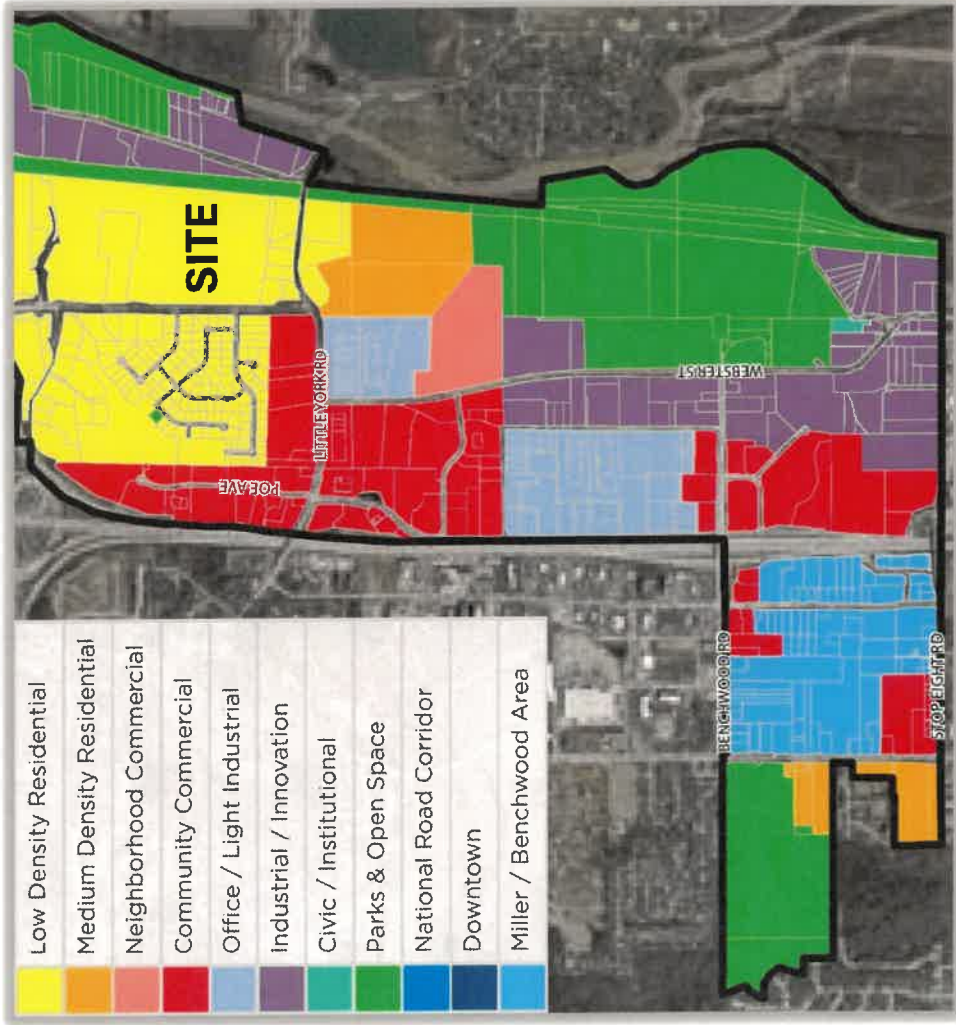
**4.1:** *An adequate and diverse supply of attainable housing options including single family and multifamily for all generations should be constructed, preserved, and maintained.*

| 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 safety 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 | FRONT SETBACK |
|-------------------------|---------------|--------------------------|---------------|
| Low Density Residential | 1-2.5 stories | 10-30%                   | 30 - 60 ft.   |

*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.
- Photozell 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:

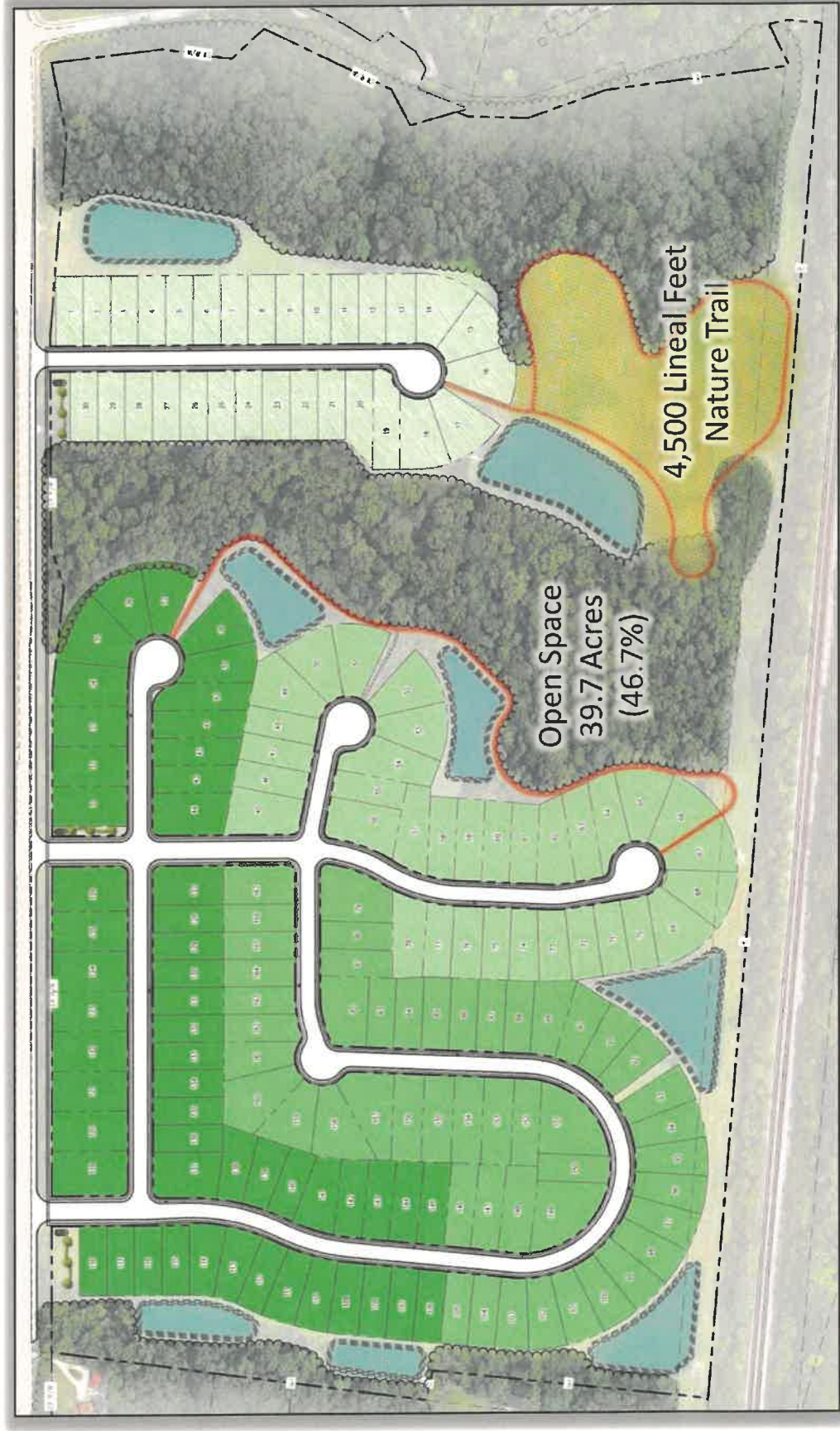
- No two homes with the same elevation and exterior color package shall be permitted on either side of each other and directly across the street for each other.

9050 Centre Pointe Drive - Suite 210 • West Chester, OH 45069  
[www.yourarborhome.com](http://www.yourarborhome.com)

# PUD REVIEW CRITERIA (A)

## Amenities & Open Space

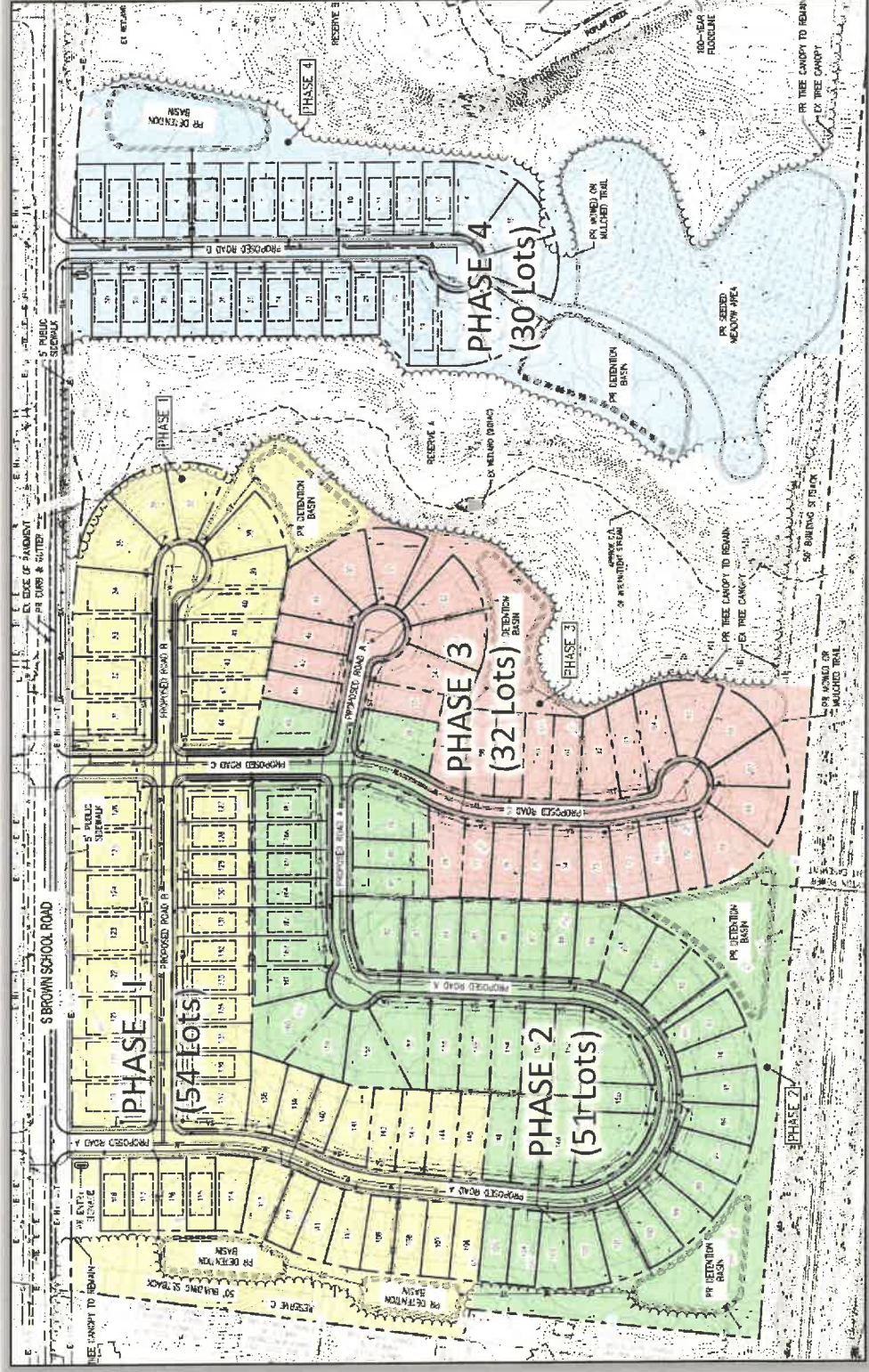
39.7 Acres (46.7% Provided /15% Required)





# 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;



DEPARTMENT OF ENVIRONMENTAL SERVICES

MONTGOMERY COUNTY  
ENVIRONMENTAL SERVICES

1850 Spaulding Road  
Kentings, Ohio 45432  
937-781-2500  
www.mcsolid.org

COUNTY COMMISSIONERS

Andy Dodge  
Carolyn A. Lieberman  
Carolyn Ritz

COUNTY ADMINISTRATOR

Michael B. Colbert

DEPARTMENT DIRECTOR

MATT HEDD

November 20, 2024

Addison Properties  
3401 Enterprise Pkwy, Suite 410  
Beachwood, Ohio 44122  
Attn: Edward 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

b e r t h p l a c e o f i n 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

 ADDISON  
PROPERTIES

20

# 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, 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 knew 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 in the District which could fill up 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:

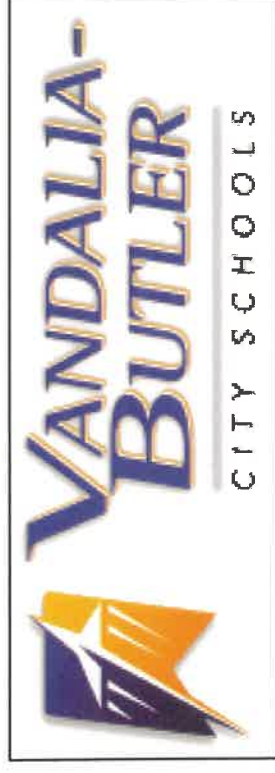
- With no proposed abatements, the District will receive its due income from property taxes.
- New, additional homeowners in the District would benefit taxpayers in the District, as more people will pay taxes which will lower the amount current taxpayers are paying.
- Additional students in the District 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.

Vandalia-Butler City Schools | 500 S. Dixie Drive | Vandalia, OH 45377

PH: 937.415.6400 | F: 937.415.6429 | [www.vbcsd.com](http://www.vbcsd.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;

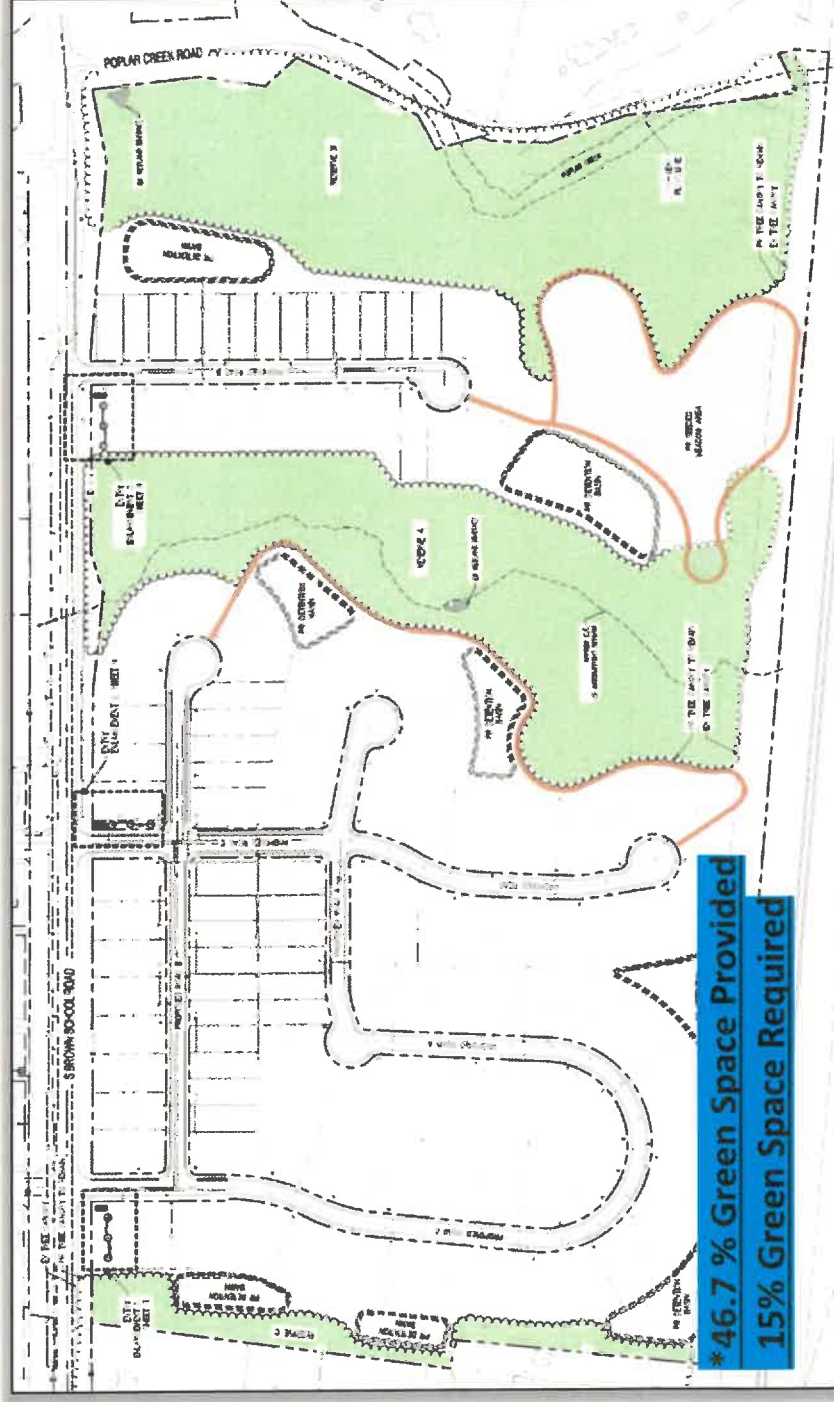
## *Declaration of Covenants, Conditions, Easements, and Restrictions of Riverdale Subdivision – Submitted for review by the City of Vandalia*

- ❖ 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 Lineal Feet

**Signage**  
**Landscaping:**  
Southern Entrance  
(See Next Slide)

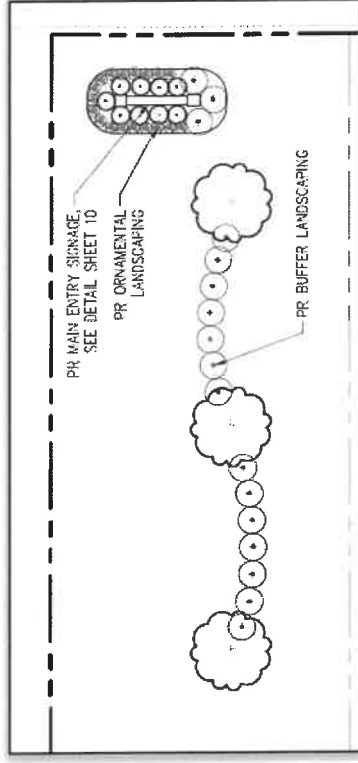
Middle Entrance  
(See Next Slide)

Northern Entrance  
(See Next Slide)

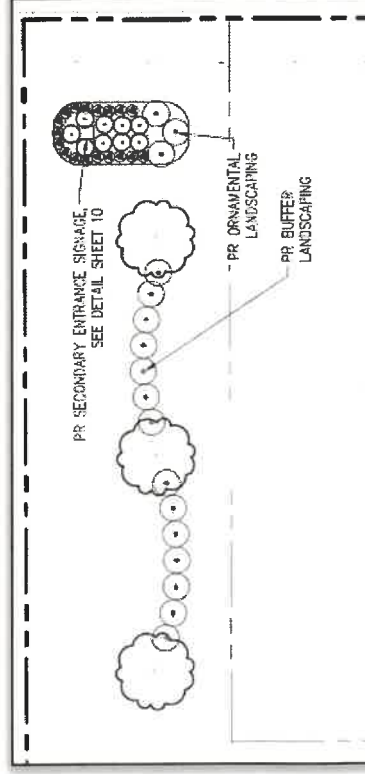
# PUD REVIEW CRITERIA (F)

## Monument Sign Landscaping & Location

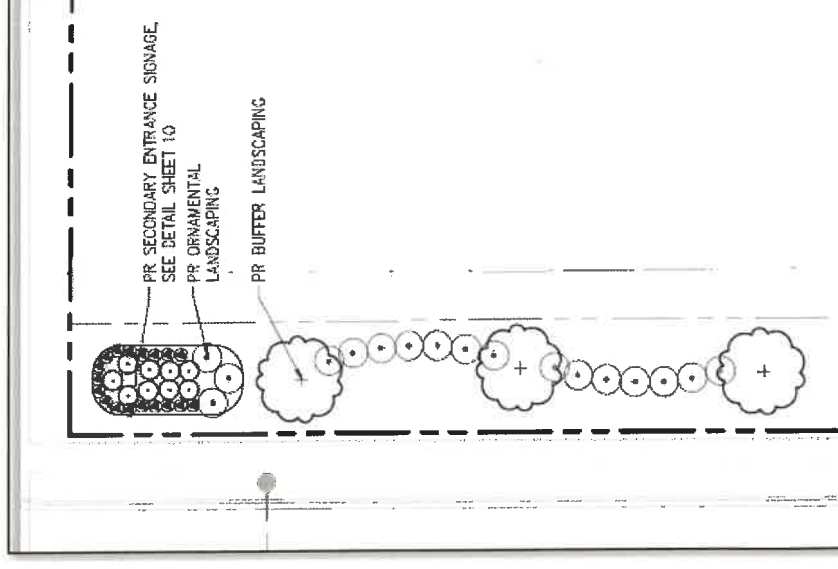
Southern Entrance



Northern Entrance



Middle Entrance



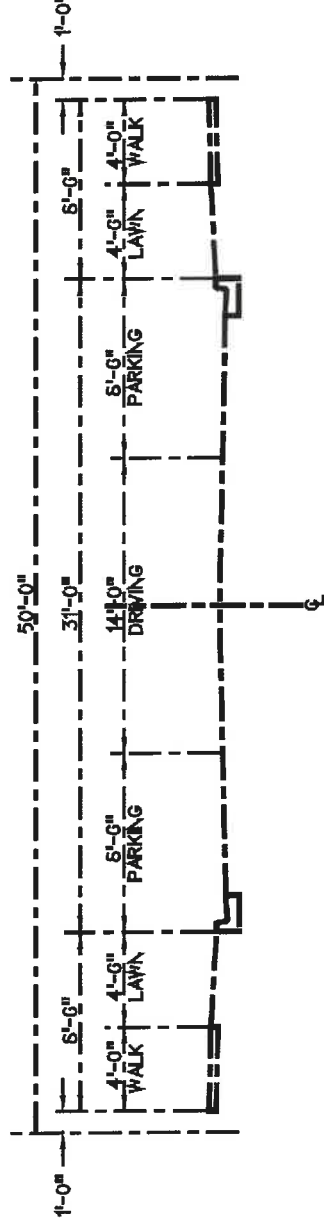




# PUD REVIEW CRITERIA (G)

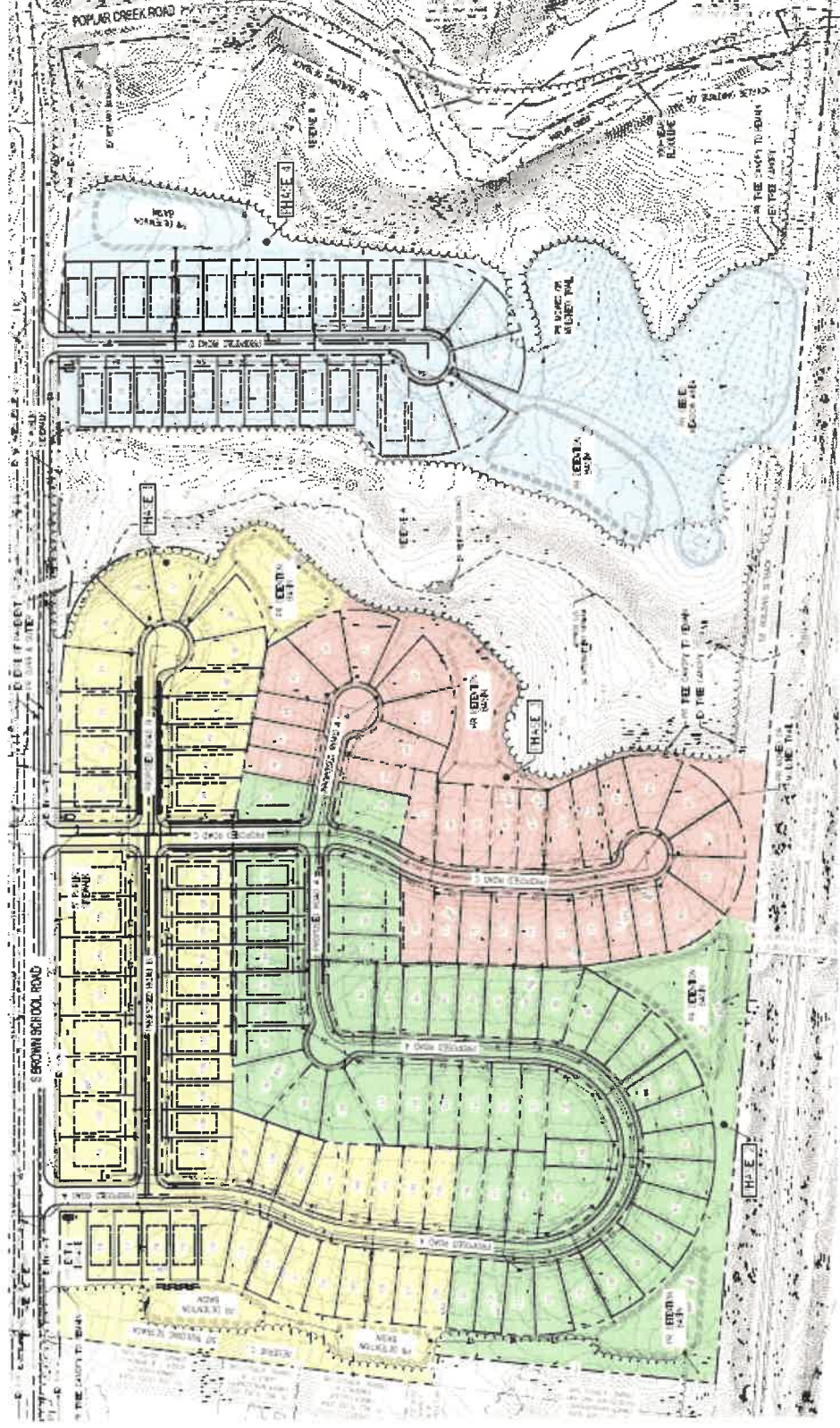
*Parking, sidewalks, and street lighting will all be designed in accordance with City of Vandalia residential design standards*

- ❖ 50 foot right of way
- ❖ 4-foot sidewalks
- ❖ On-street parking
- ❖ Two-way travel
- ❖ Cobra-head street-lights



# PUD REVIEW CRITERIA (I)

**I) 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



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)



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 EXTERIOR 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*