

**March 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: January 21, 2025
 - B. Council Meeting Minutes: January 21, 2025
5. Communications, Petitions and Awards
6. Public Hearing
7. Comments from Interested Citizens
8. City Manager's Report
 - A. Information Items
 1. **Large Debris drop- off Saturday, March 8th**
The City of Vandalia is offering Vandalia Residents free large debris drop off from 8 am – 2 pm at the Public Works Garage. Proof of residency is required.
 2. **Daylight Savings Time**
Daylight Savings Time is Sunday, March 9th, be sure to set your clocks ahead 1 hour.
 - B. Action Items

9. Old Business
10. Resolutions
 - A. **25-R-15 A Resolution Authorizing The City Council To Elect Two Members To Serve On The City Of Vandalia Volunteer Firefighter Dependents Fund Board And Establishing An Annual Election Procedure**
11. Ordinances - First Reading
12. Ordinances - Second 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**
13. Ordinances – Emergency
14. Reports from Boards and Commissions
 - A. Civil Service Minutes: December 5, 2024
 - B. Board of Zoning Appeals Minutes: December 11, 2024
15. Council Comments
16. Executive Session
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
January 21, 2025
City Council
Study Session – 5:15 PM

CITY OF VANDALIA
Council Study Session Minutes
Municipal Building
333 Bohanan Drive
Tuesday, January 21, 2025
5:15 P.M.

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

Councilmembers Absent: Mayor Richard Herbst.

Others Present: Jerry McDonald, Kurt Althouse, Rob Cron, Angela Swartz, Darren Davey, Steve Clark, Alicia McCracken, Bridgette Leiter, Mike Hammes, Ben Borton, Bridgette Leiter, Chad Follick, Scott Jacobs, Candice Jacobs, Leann Hanf, Mark Schwieterman, Brandon Sucher, Ben Walker, Jason Friedman, Eddie Hunt, Larry Doogan, Robert Shanahan, Corey Shanahan, Alex Gunter-Dray, Tammy Weaterhead, Steve Ponscheck, Amos Knipp, Barbara Spurgeon, Bud & Tanya Brown, Mary Blakesly and Don Hutchison.

Vice Mayor Blakesly called the Study Session to order at 5:15 p.m.

At 5:15 p.m. **Vice Mayor Blakesly** advised that it has been recommended that Council enter into Executive Session to consider the purchase of real property. It was moved by Councilman Lewis, seconded by Councilwoman Farst to adjourn into Executive Session. All members present voted yes. Motion passed 6-0.

At 5:38 p.m. It was moved by Councilman Follick, seconded by Councilman Lewis to adjourn Executive Session and reconvene to the Study Session. All members present voted yes. Motion passed 6-0.

Tuesday, January 21, 2025

Items on this evening's Council Meeting Agenda

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

Tuesday, January 21, 2025

Resolution: 2024 Montgomery County Natural Hazard Mitigation Plan

Chief Follick advised Council this resolution will allow the City to continue its participation in the Montgomery County Emergency Management Authority's multi-jurisdictional Hazard Mitigation Plan. The Hazard Mitigation Plan includes all hazards to which Montgomery County and its municipalities are susceptible as per Section 322 of the Robert T. Stafford Disaster Relief and Emergency Assistance Act. The plan includes goals, objectives, and strategies to mitigate against the hazards that have been identified in the County, including the City of Vandalia, have been developed and mitigation measures for the city and surrounding areas have been analyzed and prioritized and

then worked into the City's Emergency Operations Plan. The City of Vandalia commits to implement the actions to the extent feasible and in a manner consistent with the City of Vandalia's needs, resources, and responsibilities to lessen the vulnerability of the community to the impacts of disasters, as established in the 2024 Montgomery County Natural Hazard Mitigation Plan. Tornado warning and public notification has been the project the Division of Fire has committed to for the past 5-8 years; and continues to work to identify funding that would assist the City or allow the City to cover the cost of adding two (2) outdoor warning sirens in the area of City Building, St. Christopher, or Jeffers Park. Second, add a siren (that could be cost shared with the County) to an area near Art Van Atta or the Dog Park. There were no comments or questions from Council.

Ordinance: Assessments October, November, and December

Mrs. Leiter advised Council this emergency ordinance assesses properties for delinquent accounts related to storm water fees, trash collection, delinquent sewer & water, weed cutting and property maintenance. There were no comments or questions from Council.

Monday, February 3, 2025

Resolution: Curb/Sidewalk Award

Mr. Borton advised Council bids were publicly opened for the Removal and Replacement of Certain Curbs and Sidewalks on Tuesday, January 14, 2025. 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. **Mr. Borton** recommended 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. There were no comments or questions from Council.

Resolution: Kenneth Avenue Watermain Replacement & Resurfacing Award

Mr. Borton advised Council bids were publicly opened for Kenneth Avenue Watermain Replacement & Resurfacing project on Tuesday, January 14, 2025. 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. **Mr. Borton** recommended 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. There were no comments or questions from Council.

Resolution: Water Meter Purchase

Mr. Borton advised Council Public Works crews have been installing the new ultrasonic meters that they have in stock as the current meters and transmitters continue to fail at a rapid pace. To date, Public Works has ordered 4,500 of the roughly 5,700 water meters in operation in the City. In the 2025 Capital Improvement Budget, there is 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. **Mr. Borton** recommended Council authorize the purchase of more 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. There was a brief discussion on purchasing the meters when needed due to the new meters automatically activating the cell radios within six months, which the City would begin paying the cell coverage whether they were installed or not. **Mr. Borton** advised as of the beginning of January, there have been approximately 3,500 meters installed.

At 5:52 p.m. **Vice Mayor Blakesly** addressed Mr. Althouse and Mr. Cron inquiring if there would be enough time to get through all of the items on the Study Session agenda this evening. **Mr. Althouse** advised he did not think it would be an issue. **Vice Mayor Blakesly** called upon Mr. Cron to present on the next item and reminded the audience this item is only on the Study Session for tonight and there would not be a vote until the next two Council meetings in February.

Ordinance: PC25-0001 – PUD - Addison Properties Development– S. Brown School Road

Mr. Cron advised Council the applicant, Addison Properties has submitted an application for the rezoning of approximately 84 acres of land at 7848 S. Brown School Rd. to a Planned Unit Development along with the preliminary plan for the development. **Mr. Cron** advised this is similar to a previous rezoning request that was submitted but withdrawn that requested rezoning to RSF4. The new PUD plan calls for the development of 167 residential lots in the configuration shown on the included drawings which is similar to the previous plan. **Mr. Cron** noted the new plan has increased the size of the lots that will back up to Brown School Road to 80' in width. The lot are a mix of the RSF2 & RSF4 standards. The advantage to the city of the PUD versus a straight zoning district is that an approval of a PUD plan locks in specifically what can be built, and the City can request specific items. **Mr. Cron** advised the applicants' final plan would have to match the preliminary plan. If the applicant wanted to change, they would have to go back through the entire process again. **Mr. Cron** advised the lots standards as far as size, setbacks and impervious areas will be set as part of the PUD and are included in the staff memo in the packet and typically match the current residential zoning district standards. **Mr. Cron** advised architectural standards, which include building materials, landscaping, lot sizes and specific criteria for certain lots are also a part of the PUD and will be enforced through the permitting process and the HOA. A significant amount of green space/native area will be left undisturbed on the property. This does somewhat condense the building area but preserves a large natural feature of the property. Regarding public improvements, the developer would be required to improve Brown School Road along the entire frontage of the development. **Mr. Cron** advised the plan is to mirror the improvements that were required of the Foxfire development. The interior roadways would be built to city standards as any other subdivision in the city with regard to R/R widths and pavement sections. Storm water management will be reviewed and designed to meet all city and EPA regulations. **Mr. Cron** advised the water, and sanitary sewer falls under the direction of the MCES and will be designed, reviewed and built to their standards. All of these improvements, including Brown School Road, would be at the developer's expense. No city funds will be used. **Mr. Cron** advised at their meeting on January 14 the planning commission reviewed all of the listed criteria for the rezoning to the PUD and the PUD preliminary plan and voted 3-1 to recommend approval of the PUD zoning and preliminary plan. There was a brief discussion regarding the difference between the first proposal, RSF4 and this proposal, a PUD, with the PUD only allowing exactly what the plan shows to be built, which would be 167 lots. There was a brief discussion regarding traffic studies, speed limit adjustments and traffic signal adjustments. At 6:07 p.m. **Jason Friedman**, with Addison Properties, addressed Council giving a presentation on the new PUD Application for 7848 S. Brown School Road. There was a brief discussion regarding gross density comparisons between FoxFire and Riverdale, lot sizes, cost of homes including the lot, traffic studies, where to view completed Arbor Homes in the area and the Vandalia Comprehensive Plan.

Discussion

Boards & Commissions Appointments

Mr. Althouse advised Council at the February 3 Council Meeting, you will be asked to consider the appointment of Steve Stefanidis to the Board of Zoning Appeals and Steven Ponscheck to the Community Reinvestment Area Housing Council Board. **Mr. Althouse** advised the applications were included for Council's review and both appear to be well qualified, and excited to contribute to the Vandalia community. **Mr. Althouse** advised Mr. Steve Stefanidis was unable to attend tonight due to an illness, but Mr. Steven Ponscheck was in attendance to meet Council and answer any questions Council may have. **Mr. Ponscheck** addressed Council, stating he has been a resident of Vandalia for almost 30 years, is retired and would like to give back to the community. There were no questions from Council.

2025 Flock Safety Agreement

Mr. Althouse advised Council the Vandalia Division of Police has twelve public safety cameras throughout the city that are maintained by Flock Safety to capture vehicle and license plate images as a criminal investigation tool for patrol officers and investigators. As part of our capital budget, the Police Division has an annual maintenance agreement with Flock Safety for these twelve cameras at \$30,000.00 which was approved as part of 2025 budget. There were no comments or questions from Council.

Outfront Media Lease

Mr. McDonald gave Council an update on the status of the Outfront Media Lease and asked Council for direction on what type of lease to bring forward to formally approve. There was a brief discussion regarding the electric signs on one side and a static sign on the other side. Council agreed to move forward with the lease for electric signs.

Update on AT&T Proposed Tariff Revision to Require Municipalities to Pay for Relocation of Utilities

Mr. McDonald advised Council this item is a moot point, AT&T withdrew the Tariff, stating there is no longer a need to discuss this item, and it is being monitored by the Municipal League.

At 6:58, **Chief Follick** advised Council he would reschedule the Fire Training Center Site for a future Study Session.

Study Session adjourned at 6:59 p.m.

Angela Swartz
Executive Assistant
Deputy Clerk of Council
937.415.2256

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The Council of the City of Vandalia Meeting Minutes

January 21, 2025

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

COUNCIL MEMBERS ABSENT: Mayor Richard Herbst.

OTHERS PRESENT: Jerry McDonald, Kurt Althouse, Rob Cron, Angela Swartz, Darren Davey, Steve Clark, Alicia McCracken, Bridgette Leiter, Mike Hammes, Ben Borton, Bridgette Leiter, Chad Follick, Scott Jacobs, Candice Jacobs, Leann Hanf, Mark Schwieterman, Brandon Sucher, Ben Walker, Jason Friedman, Eddie Hunt, Larry Doogan, Robert Shanahan, Corey Shanahan, Alex Gunter-Dray, Tammy Weatherhead, Steve Ponscheck, Amos Knipp, Barbara Spurgeon, Bud & Tanya Brown, Mary Blakesly, Don Hutchison, Ed Burke, Patricia Chavez, Cooper Kohlrise, Jeni Suber, Liam Suber, Gloria Shanahan, Shari Coover, Barbara Breisah, Robert Hussong, Landon Oliver, Isabella Beam, Mikayla Molesky, Kyle Smith, Chad Garver, Joseph Manning.

Vice Mayor Blakesly called the council meeting of the Council of the City of Vandalia to order at 7:05 p.m. **Vice Mayor Blakesly** called for a moment of reflection followed by the Pledge of Allegiance led by Boy Scout Troop 307.

Approval of Previous Minutes: None

Communications, Petitions and Awards:

Mr. Althouse advised Council, the audience and residents online, there is a significant power outage on the Eastern side of the City as well as several joining communities. He advised with the current extreme cold temperatures; the Fire and Police Departments have been in contact with the County's Emergency Management Authority and have made the determination to open up the Vandalia Recreation Center as a warming center for those residents without electricity or heat until the power is restored. **Mr. Althouse** advised residents will be updated via the City's Social Media and news outlets.

Introduction: Landon Oliver, Vandalia Recreation Custodian

Mr. Althouse introduced Landon Oliver, Vandalia Recreation Custodian who began employment January 6, 2025.

Introduction and Oath of Office: Isabella Beam, Firefighter/Paramedic/EMT

Mr. Althouse introduced and administered the Oath of Office to Isabella Beam, Firefighter/Paramedic/EMT who will begin employment January 22, 2025.

Introduction and Oath of Office: Mikayla Molesky, Firefighter/Paramedic

Mr. Althouse introduced and administered the Oath of Office to Mikayla Molesky, Firefighter/Paramedic who will begin employment January 23, 2025.

Introduction and Oath of Office: Kyle Smith Firefighter/Paramedic

Mr. Althouse introduced and administered the Oath of Office to Kyle Smith,

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Firefighter/Paramedic who will begin employment January 24, 2025.

Retirement Acknowledgement: Captain Chad Garver

Mr. Althouse introduced and acknowledged Captain Chad Garver for his full-service retirement.

Retirement Acknowledgement: Officer Joseph Manning

Mr. Althouse introduced and acknowledged Officer Joseph Manning for his full-service retirement.

Public Hearing: None

Comments from Interested Citizens:

Vice Mayor Blakesly addressed the City meeting decorum. **Vice Mayor Blakesly** called for comments from interested citizens advising as they come to the podium, please clearly state their name and address for the record. **Vice Mayor Blakesly** asked those who speak to please follow the etiquette of communicating with respect to others, to please stay on topic with their statements, while addressing council. **Vice Mayor Blakesly** reminded the audience, this is not the forum for arguments and asked in an effort to give all citizens an opportunity to express their thoughts and concerns, to keep their comments as brief as possible. **Vice Mayor Blakesly** advised with the number of people in attendance, a five-minute limit will be given to each person speaking. **Donald Hutchison**, 1058 Bristol Drive, addressed Council expressing the need of a traffic study on South Brown School Road, noting if there are calamities on I-70 and I-75, the traffic is very heavy on South Brown School Road and with adding a house development, it will be worse, making it difficult for emergency vehicles to get through. **Mr. Hutchison** expressed his concern with production homes being built, the hours they will be working, and the conditions of the roads, asking Council to consider a traffic study. **Amos Knipp**, 207 James Bohanan Drive, Apt 2, expressed his concern on the figures that were given in the presentation which might be misleading on the percentages of people who can and cannot afford to buy new homes, and he feels \$300,000 is not an affordable home. **Mr. Knipp** noted growth in Vandalia is a good thing but doesn't want to pawn off Vandalia's culture in order to accommodate it. **Alex Gunter-Dray**, 751 Foxfire Trail, shared he is not opposed to residential and commercial growth in the City of Vandalia, but asked Council to do it in a tactful way, to do an independent traffic study for South Brown School Road. **Mr. Gunter-Dray** expressed his concern about the current heavy traffic on South Brown School Road, lowering the speed limit and the number of cars, delivery trucks and construction trucks that would be coming in and out of the new development, the size of the cul-de-sacs and the lot size comparisons between Foxfire and the new development. **Corey Shanahan**, 527 Shadowood Drive, expressed his concerns on the impacts the proposed housing development may have on the school district, referring to a letter to City Council from the School District dated October 21st, 2024. **Mr. Shanahan** inquired if

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Council had done its due diligence on a cost analysis for solutions that would be required to solve the building space issues to accommodate more students, construction cost for the schools and the hiring of additional staff for the schools and cost. **Mr. Shanahan** inquired if the City would be lowering his taxes due to new homeowners moving into the school district. **Barbara Breisch**, 898 Deerhurst Drive, expressed her concerns of being impacted by the building of the new subdivision, noting she sent an email to Council today. **Ms. Breisch** shared she does not feel Deerhurst should go straight through as an extension, as it is currently planned, at the peak of the hill, because an increase of traffic will cause more accidents. **Ms. Breisch** suggested moving the entrances farther North, would like to see larger lots and feels Council has an obligation to the people who are already living near the proposed development. **Robert Shannan**, 7733 South Brownschool Road, expressed to Council his concerns of the proposed PUD, for the schools, the traffic, the size of the lots, storm water discharge and wetlands on the proposed property.

CITY MANAGER'S REPORT

Information Items:

Mr. Althouse shared information regarding snow removal, with more snow predicted in the weather forecast, the City of Vandalia is asking residents to do their part to help us all get through the blustery conditions. Making sure their sidewalks are cleared as soon as it is practical. City ordinances require property and business owners to keep their sidewalks clear of snow and move their car off the street when snowfall is heavy enough for the plows to be out. By parking in their garage or driveway, they will help us clear the snow more quickly and their car won't be stranded at the curb. When clearing snow from driveways or sidewalks, do not move snow into the street. This creates an obstacle/hazard for passing motorists and makes the roads extra slippery. Give the snowplow plenty of room to operate. The plow driver's field of vision is limited. If residents can't see the plow truck's side mirrors, the truck driver can't see them. Always stay two to three car lengths behind the plow. Snowplows travel well below the posted speed limit. Be patient and provide plow drivers with the room they need to complete their work. Try not to pass the plow. Watch for sudden stops or turns.

Action Item: None

Old Business: None

Resolutions:

25-R-07 A Resolution Authorizing The Purchase Of A Toro Groundsmaster 4000-D, Requested By The Parks And Recreation Department, From Century Equipment/ A Jerry Pate Company At The Sourcewell Cooperative Purchasing Contractor Bid Price Of \$96,932.18 And Requesting Council Declare The Current 2016 Toro Groundsmaster

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Rough Mower Being Replaced Surplus Property. **Mr. McDonald** read Resolution 25-R-07 by title. **Mr. Althouse** advised Council the Parks and Recreation Department is requesting to purchase a Toro Groundskeeper 4000-D Rough Mower from Century Equipment/ A Jerry Pate Company through the Sourcewell Contract #031121-TTC a total cost of \$96,932.18. The 2025 capital budget has \$105,000 allocated for the purchase based on a price quote received during our budget preparation process. This specialty piece of equipment provides versatility when mowing fairway rough areas, following the contour of the terrain so there isn't scalping of turf. The golf maintenance division's current Rough Mower proposed for replacement is a 2016 Toro model with 2,227 hours of service. There were no comments from Council. It was moved by Councilwoman Farst, second by Councilman Follick to approve Resolution 25-R-07. Motion passed 6-0.

25-R-08 A Resolution Authorizing The Purchase Of A Toro Greensmaster 3150-Q, Requested By The Parks And Recreation Department, From Century Equipment/ A Jerry Pate Company At The Sourcewell Cooperative Purchasing Contractor Bid Price Of \$50,762.25 And Requesting Council Declare The Current 2007 Toro Triplex Tee Mower Being Replaced Surplus Property. **Mr. McDonald** read Resolution 25-R-08 by title. **Mr. Althouse** advised the Parks and Recreation Department is requesting to purchase a Toro Greensmaster 3150-Q Triplex Tee Mower from Century Equipment/A Jerry Pate Company through the Sourcewell Contract #031121-TTC a total cost of \$50,762.25. The 2025 capital budget has \$60,000 allocated for the purchase based on a price quote received during our budget preparation process. This specialty piece of equipment provides versatility in the ability to mow tees, green banks, and collars. The golf maintenance division's current Triplex Tee Mower is a 2007 Toro model with 3,685 hours of service. There were no comments from Council. It was moved by Councilwoman Doogan, second by Councilman Lewis to approve Resolution 25-R-08. Motion passed 6-0.

25-R-09 A Resolution To Continue Participation In A Multi-Jurisdictional Plan In Conjunction With The Montgomery County Office Of Emergency Management. **Mr. McDonald** read Resolution 25-R-09 by title. **Mr. Althouse** advised Council this resolution will allow us to continue our participation in the Montgomery County Emergency Management Authority's multi-jurisdictional Hazard Mitigation Plan. The Hazard Mitigation Plan includes all hazards to which Montgomery County and its municipalities are susceptible as per Section 322 of the Robert T. Stafford Disaster Relief and Emergency Assistance Act. The plan includes goals, objectives, and strategies to mitigate against the hazards, that have been identified in the County, including the City of Vandalia, have been developed and mitigation measures for the city and surrounding areas have been analyzed and prioritized and then worked into the

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City's Emergency Operations Plan. The City of Vandalia commits to implement the actions to the extent feasible and in a manner consistent with the City of Vandalia's needs, resources, and responsibilities to lessen the vulnerability of the community to the impact of disasters, as established in the 2024 Montgomery County Natural Hazard Mitigation Plan. Tornado warning and public notification has been the project we have committed to for the past 5-8 years; we continue to work to identify funding that would assist us or allow us to cover the cost of adding two (2) outdoor warning sirens in the area of the City Building, St. Christopher, or Jeffers Park. Second, to add a siren (that could be cost shared with the County) to an area near Art Van Atta or the Dog Park. It was moved by Councilman Follick, second by Councilman Lewis to approve Resolution 25-R-09. There were no comments from Council. Motion passed 6-0.

Ordinances – First Reading: None

Ordinances – Second Reading: None

Ordinances – Emergency Reading:

25-01 An Ordinance Approving Individual Assessments Amounts And Directing The Finance Director Or Her Designee To Certify The Amounts To The County Auditor For Collection And Declaring An Emergency. **Mr. McDonald** read Ordinance 25-01 by title. **Mr. Althouse** advised Council this emergency ordinance assesses properties for delinquent accounts related to storm water fees, trash collection, delinquent sewer & water, weed cutting and property maintenance. There were no comments or questions during the public hearing. There were no comments from Council. It was moved by Councilwoman Farst, second by Councilwoman Doogan to approve Ordinance 25-01. Motion passed 6-0.

Reports from Boards and Commissions:

Vice Mayor Blakesly called for comments or questions on the Parks and Recreation Advisory Board Minutes from November 20, 2024 and the Planning Commission Minutes from December 10, 2024. There were none.

Vice Mayor Blakesly reviewed the December 2024 Bill Listing \$ 2,731,913.38, Monthly Expenses over \$25,000 and Monthly Purchasing Card Detail in the amount of \$24,759.50. He solicited comments or questions. There were none.

Council Comments

Mr. Althouse congratulated the new employees and two retirees, wishing them all the best. **Mr. Althouse** advised all power has been restored that was out in the City and encouraged residents to check on their neighbors during this cold weather season.

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Councilmember Doogan welcomed the new employees and congratulated Captain Garver and Officer Manning for their retirement.

Councilmember Lewis congratulated Chad and Joe on their retirement and hoped they enjoyed retirement as much as he has.

Councilmember Follick congratulated the two retirees and highlighted Officer Manning being selected by his peers as the Police Division's Officer of the Year for 2024.

Councilmember Follick congratulated Support Services Manager Deborah Wright who was selected by her peers as the Police Division's Civilian of the Year for 2024.

Councilmember Follick gave kudos to Jack Marshall, Custodial Supervisor in the Parks and Recreation Department and to Recreation Superintendent Alicia McCracken for securing a BWC Safety Intervention Grant for just under \$20k for use of equipment at the Recreation Center. **Councilmember Follick** congratulated Officer Blackford for being recognized on ABC 22 Fox 45 as a Hometown Hero for recently helping shovel out a Vandalia resident who was snowed in their driveway. **Councilmember Follick** acknowledged and thanked the Public Works and Parks and Rec departments for their snow removal efforts and their work on the water main breaks over the past weeks.

Councilmember Farst thanked Mr. Althouse for acknowledging our retirees by coming to the Council meetings. **Councilmember Farst** thanked Captain Garver and Officer Manning for all their years of service and welcomed the new employees.

Councilmember Aivalotis-Weaver thanked the Boy Scouts leading the Pledge of Allegiance tonight. **Councilmember Aivalotis-Weaver** welcomed the new employees and wished Captain Garver and Officer Manning well and hoped to still see them around in the community. **Councilmember Aivalotis-Weaver** made a motion to excuse Mayor Herbst from the meetings tonight. Councilwoman Farst seconded the motion. All members present voted yes. Motion passed 6-0. **Councilmember Aivalotis-Weaver** reminded everyone that this is National Passenger Safety Week, whose motto is one courageous voice can change a deadly choice and noted 56 percent of teen deaths happen as a passenger in a teen vehicle, asking the teens in the community to be cautious. **Councilmember Aivalotis-Weaver** thanked the community for the messages, emails and for coming to the meeting to speak about the issues that Council makes decisions on.

Vice Mayor Blakesly echoed everything that has been said. **Vice Mayor Blakesly** congratulated Captain Garver and Officer Manning on their retirement, noting they will be missed and wished them both good luck. **Vice Mayor Blakesly** thanked the Boy Scouts

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for accepting his invitation to come tonight, noting they will be back on February 17th to lead the Pledge of Allegiance. **Vice Mayor Blakesly** thanked Council for being patient with him tonight.

The Regular meeting was adjourned at 8:14 p.m.

APPROVED:

Michael Blakesly, Vice Mayor

ATTEST:

Angela Swartz, Deputy Clerk of Council

DRAFT

CITY OF VANDALIA
MONTGOMERY COUNTY, OHIO

RESOLUTION NO. 25-R-15

**A RESOLUTION AUTHORIZING THE CITY COUNCIL TO ELECT TWO MEMBERS TO SERVE
ON THE CITY OF VANDALIA VOLUNTEER FIREFIGHTER DEPENDENTS FUND BOARD AND
ESTABLISHING AN ANNUAL ELECTION PROCEDURE**

WHEREAS, the City of Vandalia is required to participate in the Ohio Volunteer Firefighters' Dependents Fund in accordance with Ohio Revised Code 146.03; and

WHEREAS, the City is required to establish a Volunteer Firefighters' Dependents Fund Board ("Board"), consisting of five members as provided by law; and

WHEREAS, the two members elected by the City Council must be appointed annually, with terms beginning on January 1 of each year; and

WHEREAS, elections for the two fire department representatives must be held on or before the second Monday in December, with notice and procedures consistent with Ohio Revised Code 146.04; and

WHEREAS, the fifth member of the Board must be elected by the four appointed members on or before December 31 of each year; and

WHEREAS, it is in the best interest of the City of Vandalia to formally establish the election process for the City's representatives to the Board.

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

Section 1. The City Council hereby elects _____ and _____ being two members of the legislative authority to serve as representatives on the Volunteer Firefighters' Dependents Fund Board for a term beginning January 1, 2026, and expiring December 31, 2026.

Section 2. Beginning in 2026, and annually thereafter, City Council shall elect two of its members to serve on the Board, with elections occurring no earlier than November 1 and no later than the second Monday in December of each year.

Section 3. The two members elected by City Council shall coordinate with the elected fire department representatives to ensure the fifth member is selected on or before December 31 of each year, as required by Ohio Revised Code 146.03.

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 resolution shall become effective immediately upon its passage.

[Attestation Page to Follow]

Passed this 3rd day of March, 2025.

APPROVED:

Richard Herbst, Mayor

ATTEST:

Kurt Althouse,
Clerk of Council



INTEROFFICE MEMORANDUM

TO: KURT ALTHOUSE, INTERIM CITY MANAGER
FROM: CHAD FOLICK, FIRE CHIEF
SUBJECT: VOLUNTEER FIREFIGHTERS BOARD MEMBERS
DATE: FEBRUARY 26, 2025

At Monday night's City Council meeting I would request that, in accordance with Ohio Revised Code 146.03 (and Ordinance 25-R-15) that City Council elect two members of City Council to the Volunteer Firefighters Dependents Fund Board.

The ordinance will also establish the process for electing the board annually in accordance with ORC, moving forward.

Please let me know should you have any questions.

Thanks!

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 14th, 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 14th, 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 3rd day of March, 2025.

APPROVED:

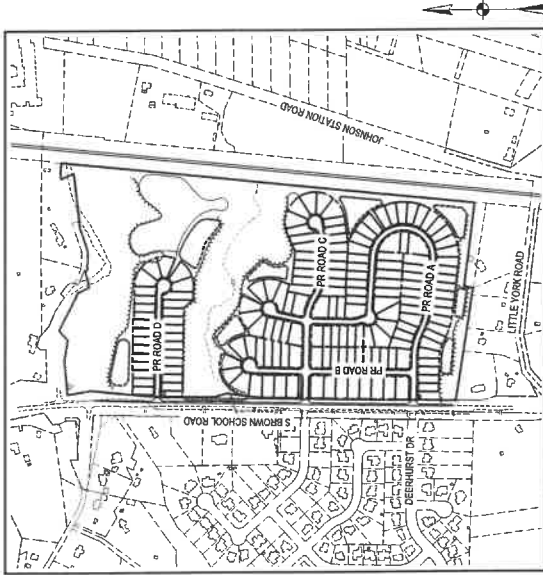
Richard Herbst, Mayor

ATTEST:

Kurt E. Althouse
Interim Clerk of Council

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

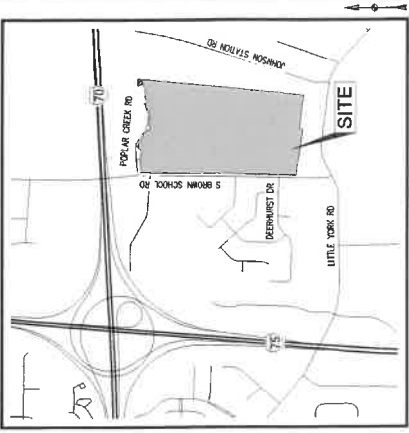
PROJECT DESCRIPTION
DEVELOPMENT OF A 187 LOT RESIDENTIAL SUBDIVISION WITH ASSOCIATED DETENTION, UTILITIES,
AND LANDSCAPING.



INDEX MAP
SCALE: 1" = 400'

INDEX OF SHEETS

COVER SHEET	1
EXISTING CONDITIONS & DEMOLITION PLAN	2
PRELIMINARY SITE PLANS	3-7
PERMITS PLANS	8
PROPOSED LANDSCAPE PLAN	9
PROPOSED UTILITIES PLAN	10
ENTRY FEATURE DIMENSIONS	11
SPRINKLER SYSTEMS	12
ROUTED SITE PLAN	13

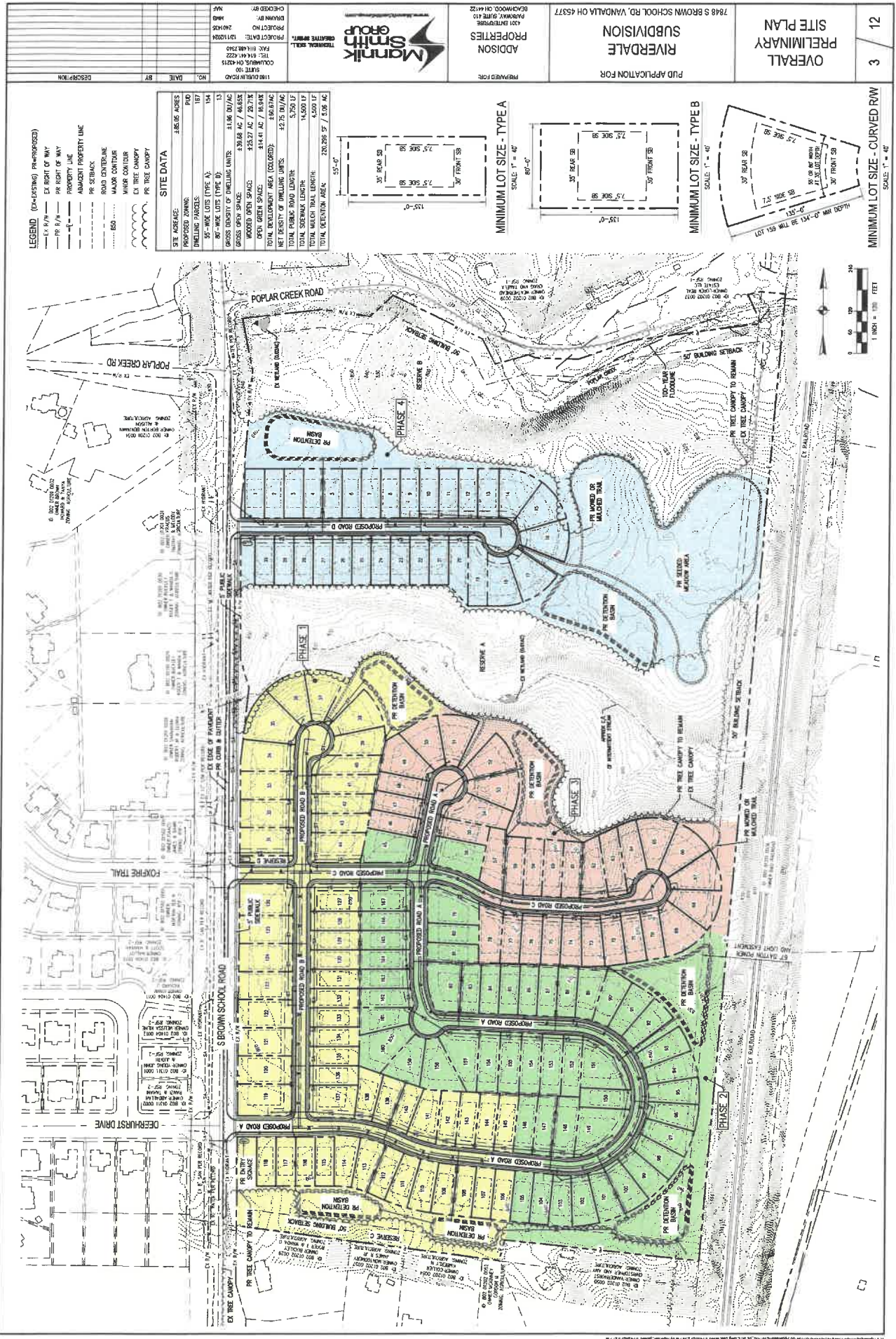


VICINITY MAP
SCALE: 1" = 1,000'

ENGINEER OF RECORD



DATE	BY	REVISION DESCRIPTION	PROJECT DATE	PROJECT NO.
			12/11/24	2402435
				1
				12





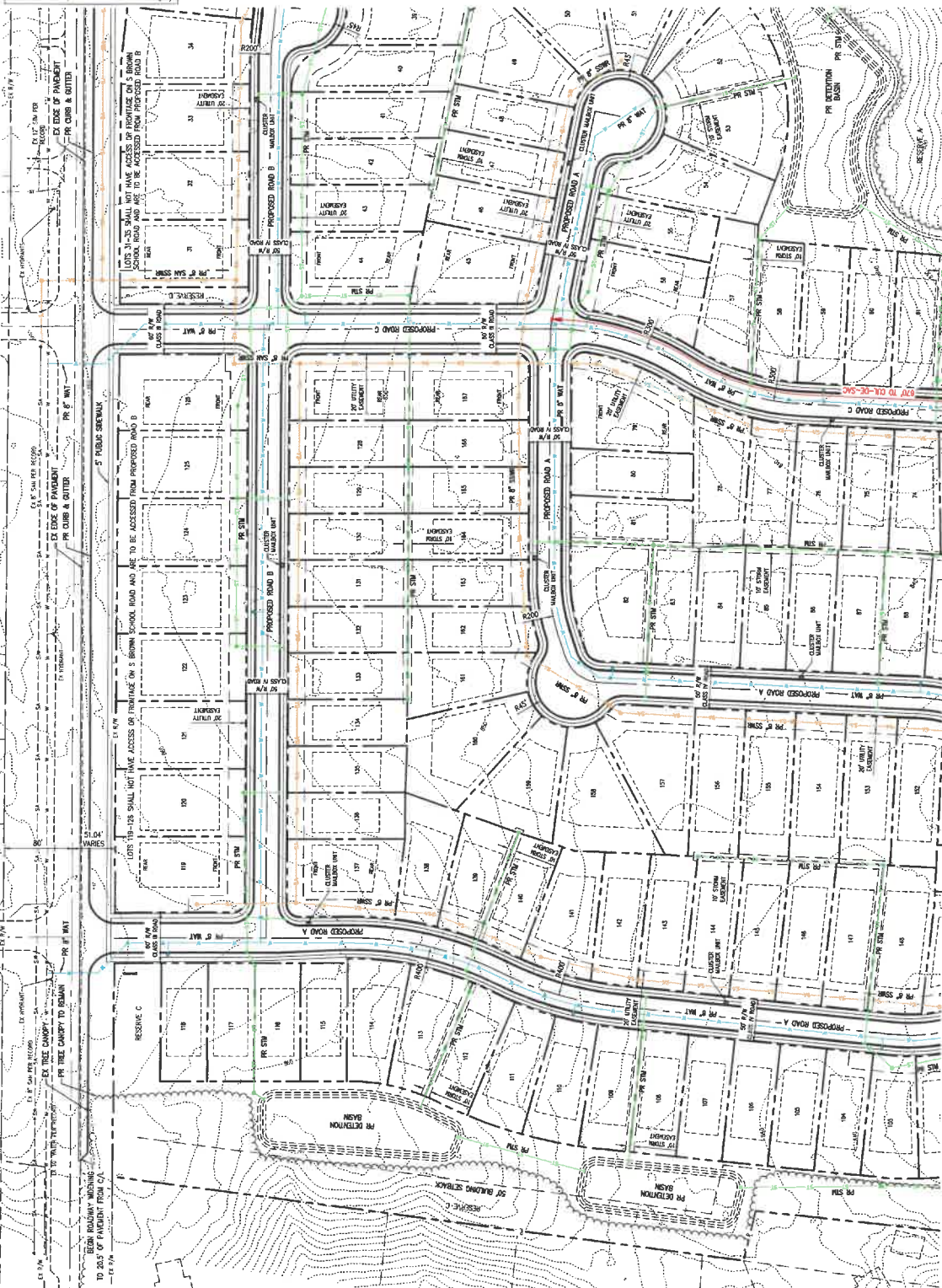
KEY MAP
NOT TO SCALE

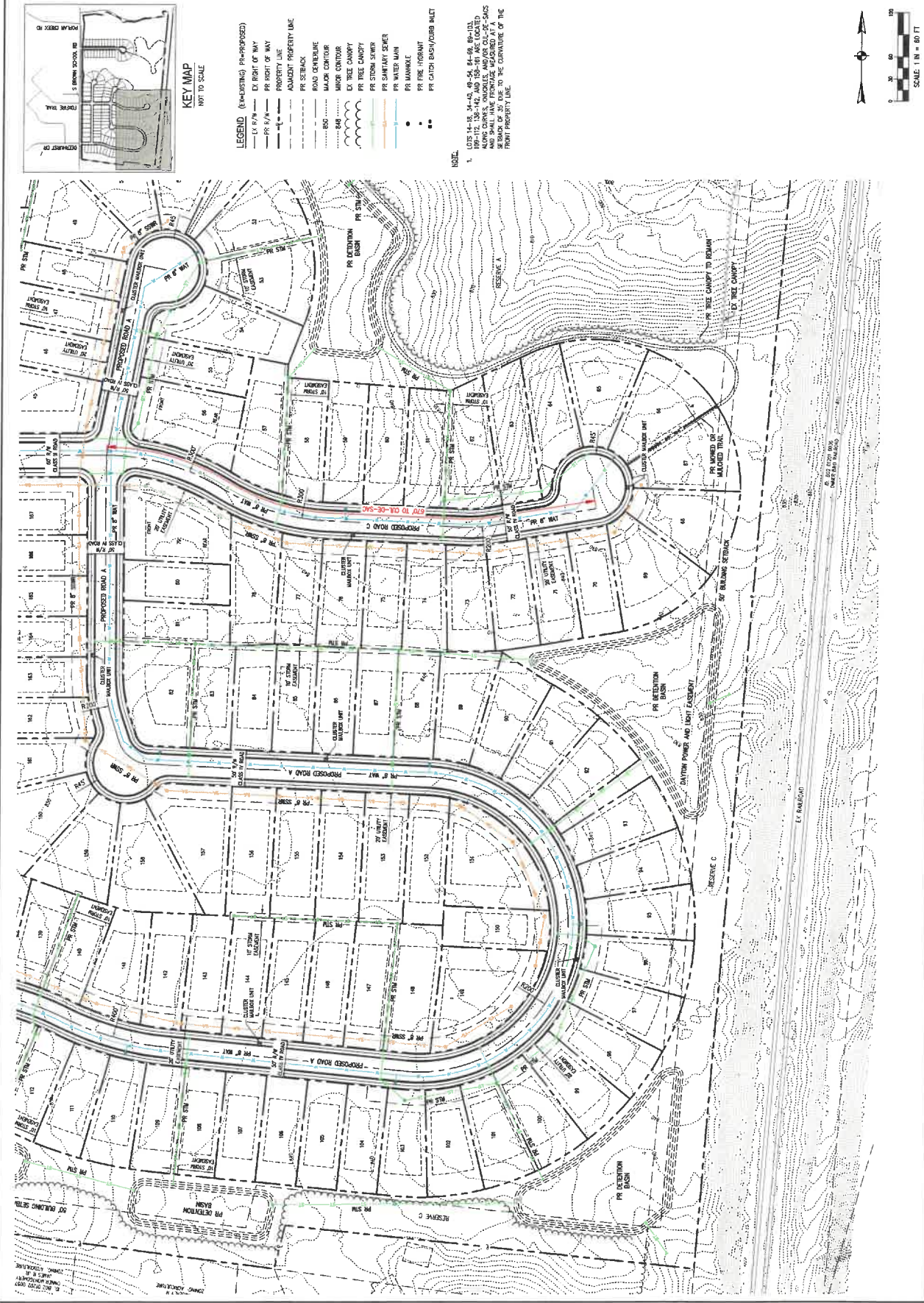
- LEGEND**
- | | |
|----------------------------|---------------------------|
| (X)-EXISTING PR-(PROPOSED) | |
| EX R/W | PR R/W |
| PR RIGHT OF WAY | PR RIGHT OF WAY |
| PROPERTY LINE | ADJACENT PROPERTY LINE |
| PR SETBACK | |
| ROAD CENTERLINE | |
| MAJOR CONTOUR | |
| MINOR CONTOUR | |
| EX TREE CANOPY | PR TREE CANOPY |
| PR STORM SEWER | PR SANITARY SEWER |
| PR WATER MAIN | PR MANHOLE |
| PR FIRE HYDRANT | PR CATCH BASIN/QUIP VALVE |

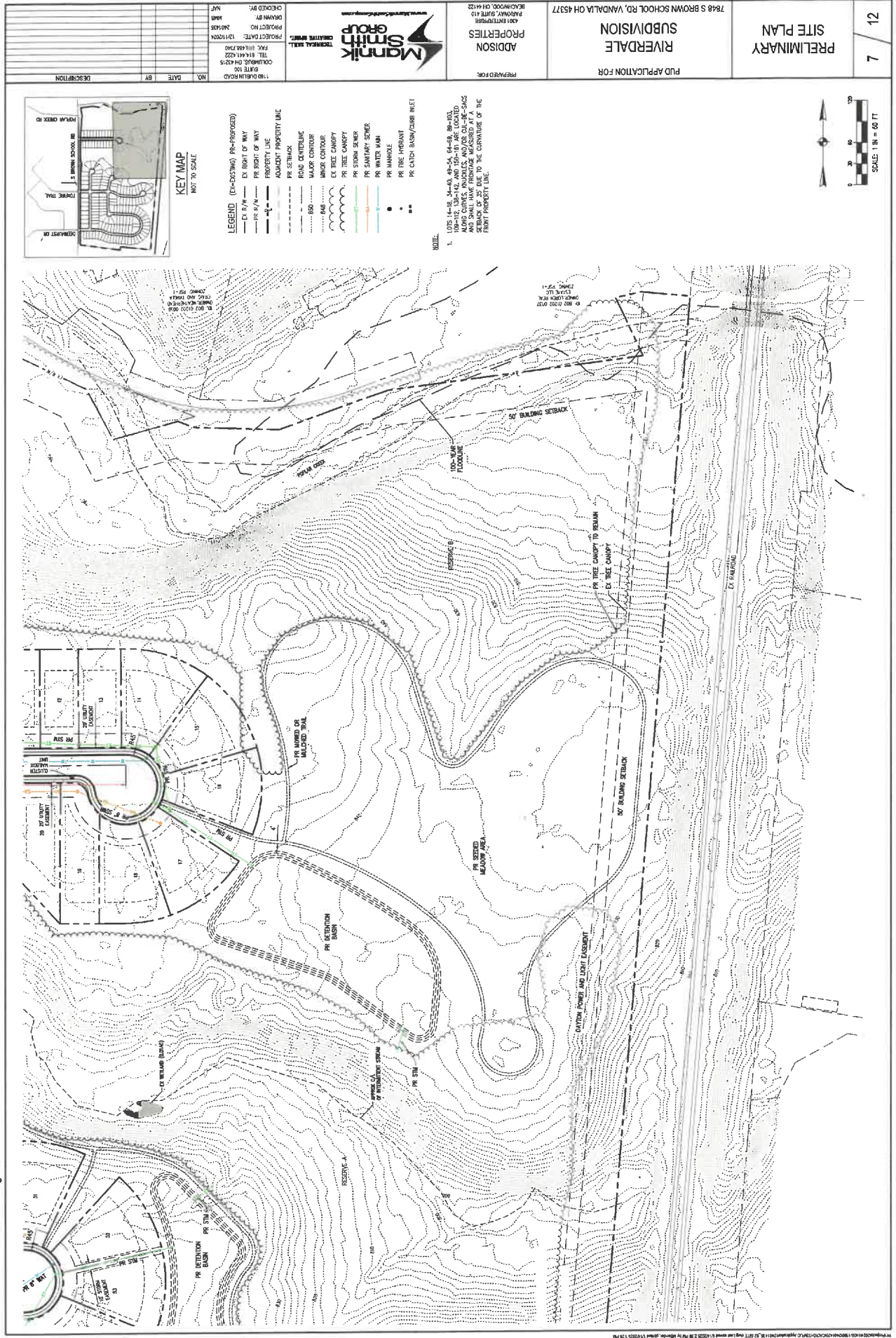
2

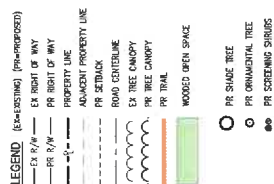
LOTS 113, 137, 126, 31, 127, 44, 167, 45, 79, AND 58 SHALL NOT HAVE FRONTAGE ON DR OR HAVE ACCESS FROM PROPOSED ROAD C AND PROPOSED ROAD A. ALL HOUSE FRONT AND REAR YARDS SHALL BE ORIENTED EAST/WEST FOR THESE LOTS.

LOTS 14-18, 34-40, 49-54, 64-69, 89-103, 109-112, 130-142, AND 159-181 ARE LOCATED ALONG CURVES, KNUCKLES, AND/OR CUL-DE-SACS AND SHALL HAVE FRONTAGE MEASURED AT A SETBACK OF 35' DUE TO THE CURVATURE OF THE FRONT PROPERTY LINE.

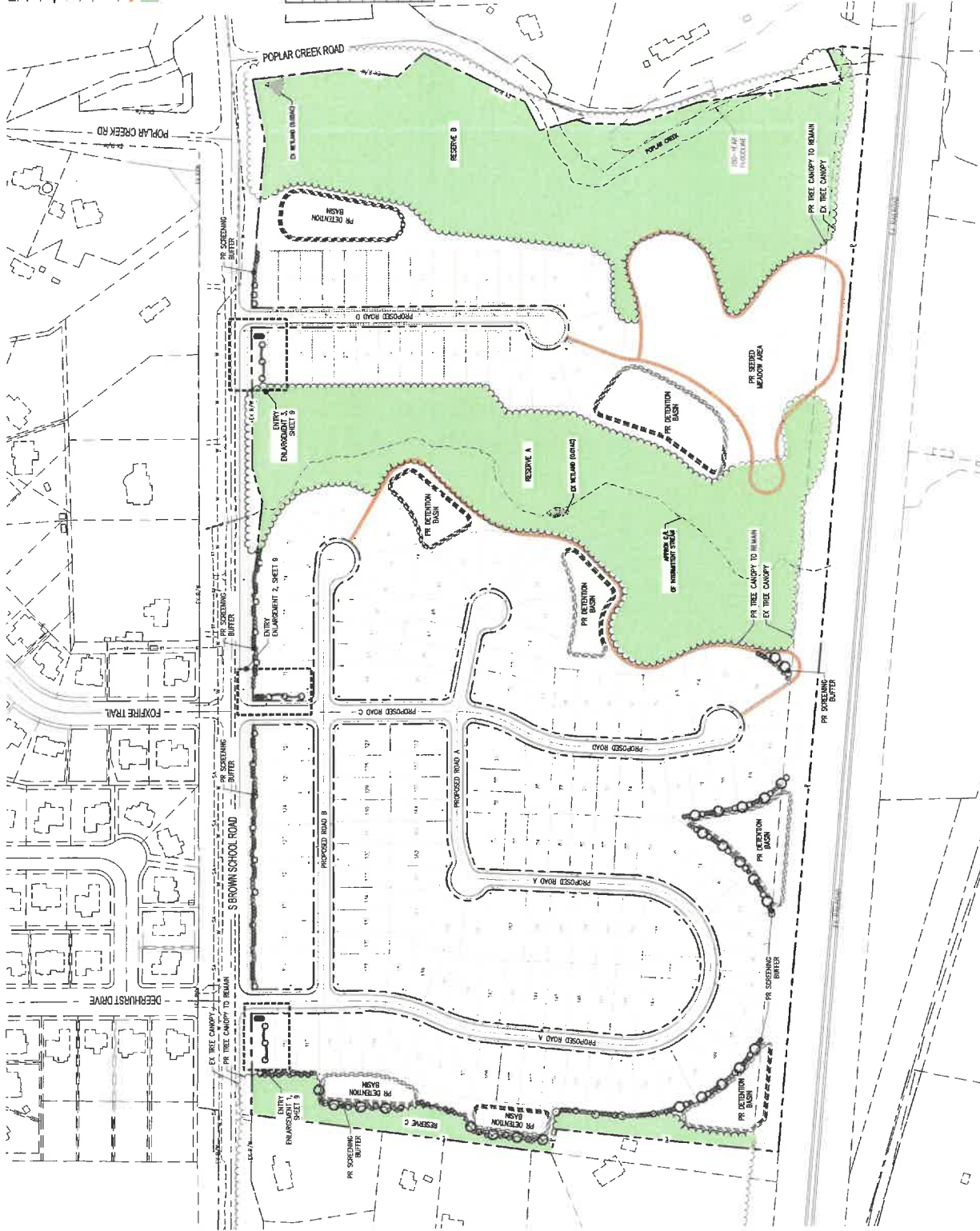
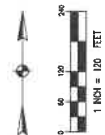








SITE DATA	
SITE ACREAGE:	185.05 ACRES
GROSS OPEN SPACE:	138.68 AC / 46.08%
WOODED OPEN SPACE:	125.27 AC / 29.71%
RESERVE A	±11.36 AC
RESERVE B	±12.05 AC
RESERVE C	±1.69 AC
RESERVE D	±10.47 AC
OPEN GREEN SPACE:	2,890 SF / 0.07 AC
SEEDING W/POWDER	±14.41 AC / 10.81%
TOTAL DETENTION AREA	220,294 SF / 5.06 AC
TOTAL WALCH TRAIL LENGTH:	4,500 LF



RENDERED
SITE PLAN

PUD APPLICATION FOR
RIVERDALE
SUBDIVISION
7848 S BROWN SCHOOL RD, VANDALL

PREPARED FOR
ADDISON
PROPERTIES
4301 ENTERPRISE
PARKWAY, SUITE 410
EACHWOOD, OH 44122



PROJECT NO: 2401435
PROJECT DATE: 12/1/2024
CHECKED BY: NAF
DRAWN BY: NAF

[illegible]

ORDINANCE 25-02

EXHIBIT B

DEVELOPMENT STANDARDS

The following development standards will apply to the Riverdale Subdivision¹:

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 District²

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

¹ 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.

² 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.

MEMORANDUM

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

General Information

Owner(s): Jamie N. Spencer
7848 S. Brown School Road
Vandalia, Ohio 45377

Richard A & Kimberly K Ware
8880 Buckeye Lane
Versailles, Ohio 45380

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

Existing Zoning: Agriculture (A)

Proposed Zoning: Planned Unit Development

Location: 7848 S. Brown School Road

Parcels: B02 01202 0045
B02 01202 0087

B02 01202 0064

Acreage: 84.7577 acres +/-

Related Case(s): PC 24-11

Requested Action: Approval

Exhibits: 1 – Application Materials
2 – Proposed Preliminary Plan
3 – Proposed Home Elevations
4 – Letters of Justification
5 – Agency Letters

- a. Montgomery County Env. Services
- b. Vandalia-Butler City School District
- c. Vandalia Fire Division
- d. Vandalia Police Division

Application Background

Eddie Hunt, of Addison Properties, requests a change of zoning as previously established by the Zoning Ordinance of the City of Vandalia. The request involves three parcels totaling 84.7577 acres +/-, located along the east side of South Brown School Road immediately south of Poplar Creek Road in the City of Vandalia. As proposed, the subject properties would be rezoned from the A – Agriculture district to a Residential Planned Unit Development. The properties are owned by Jamie Spencer and Richard & Kimberly Ware.

Addison Properties seeks to develop the site as a residential subdivision. As proposed, the development would feature 167 single-family residential lots.

Having received feedback from members of the public, staff, and the Planning Commission¹, the applicant has proposed a Planned Unit Development for the site. A letter of justification has been submitted detailing their rationale for the proposed PUD. The approval of a PUD for this development would lock the site into the proposed layout, forcing the applicant (or their successor) to comply with the plan as approved by Council.²

The applicant seeks approval of both the Planned Unit Development itself, with development standards set forth herein, and a preliminary plan.

The bulk of the property is currently vacant, with one single-family residential structure on the lot at 7848 S Brown School Road. That lot would be absorbed into the development, and is included in this application.

Surrounding Zoning / Uses

The surrounding area is primarily residential in character, with the Foxfire subdivision and various single-family residential lots to the west. Several additional residential lots are located to the north, between this site and Interstate 70, and to the south along Little York Road. Several industrial parcels are located to the east, though most are vacant apart from an indoor shooting range.

Surrounding zoning districts are as follows:

Direction	District
North	RSF-1 – Residential Single-Family, A – Agriculture
South	A – Agriculture
East	A – Agriculture, I – Industrial, PUD – Planned Unit Development
West	A – Agriculture, RSF-2 – Residential Single-Family, RSF-4 – Residential Single-Family, RTF – Residential 2-Family

¹ The applicant previously proposed a rezoning from A – Agriculture to RSF-4 – Residential Single-Family. On September 24, 2024, the Planning Commission voted 4-0 to recommend denial of that rezoning. The application was later withdrawn.

² See also Zoning Code Section 1214.08. No development can commence unless and until a Final Plan is approved by Council, with said Final Plan conforming to the Preliminary Plan approved as part of this application.

Proposed Structures

The applicant has provided sample elevations for the types of homes intended for this development, with Arbor Homes slated to be the homebuilder. As proposed, the homes generally meet the standards of the RSF-2 district.

No structures are intended for the open space lots, though walking trails are proposed as shown.

Entrance Signs are proposed for the three entrances into the development, as shown. Each such sign would meet the requirements of Chapter 1236 – Sign Standards.

Land Use Density

The proposed Land Use Density for the site is based on the number of dwelling units per acre. In this instance, with 167 homes proposed on 85 acres, we have a gross density of 1.96 Dwelling Units per acre.

The total development area covers 60.67 acres of the site. This measurement includes open space to be installed as part of phase 4, detention areas, roadways, and building lots. Under this measurement, the net density would be 2.75 Dwelling Units per acre.

Section 1226.06 of the Vandalia Zoning Code requires that Planned Unit Developments shall not exceed 6 Dwelling Units per acre for single-family developments.

Proposed Roadways

The development would be served by four new public roadways, as shown. These roadways would connect to South Brown School Road at three separate points. To improve traffic flow, two of these entrances will match Deerhurst Drive and Foxfire Trail.

All proposed roadways will meet the City's standards for roadway design and construction.

Covenants and Restrictions

The development will be served by a Homeowner's Association operating under a set of covenants and restrictions. The reserve lots and other common areas will be maintained by this Homeowner's Association.

Comprehensive Plan

The 2020 Comprehensive Plan lists both sides of the South Brown School corridor as Low-Density Residential areas.³ The development standards and preliminary plan for this property would be consistent with that designation.

³ City of Vandalia Comprehensive Plan, Page 55.

Development Standards

The Planned Unit Development district is intended to allow for a flexible development that does not strictly adhere to the standards of one district. In this instance, the applicant proposes a development with a blend of lot sizes intended to create an appropriate transition between existing housing to the west and the proposed lots on this site.

The proposed site is divided into 167 buildable lots, each intended for a single-family residential structure. Three additional areas are reserved for passive open space uses or walking trails. One additional, smaller reserve lot will be established for entrance signs at the intersection of Proposed Road C and South Brown School Road.

The following development standards will apply to the proposed PUD:

1. Permitted Uses

Permitted Uses shall be limited to the following:

- a. Single-Family Residential Housing (Lots 1-167 only)
- b. Passive Parks, Open Space, and Natural Areas
- c. Accessory Uses as permitted in the RSF-1 District⁴

2. Site Development Standards

SITE DEVELOPMENT STANDARDS – PC 25-0001							
Lots	Minimum Lot Area (Square Feet)	Minimum Lot Frontage (Feet)	Maximum Impervious Surface Coverage	Minimum Setbacks (Feet)			Maximum Building Height (Feet)
				Front Yard	Side Yard (Each Side)	Rear Yard	
31-35, 119-126	10,800	80	40%	30	7.5	35	35
1-30, 36-118, 127-167	7,425	55	50%	30	7.5	35	35
Reserve Lots A-C (Open Space)	43,560	100	N/A	N/A	N/A	N/A	N/A
Reserve Lot D (Entrance Sign)	2,700	N/A	N/A	N/A	N/A	N/A	N/A

⁴ Vandalia Zoning Code, Section 1224.01(d)(8)A.

Development Standards (cont'd)

3. Architectural Standards

The following architectural standards shall apply to all residential dwellings constructed on Lots 1 through 167, inclusive, except as otherwise noted herein.

- (a) Dimensional shingles on the roofs of all Dwelling Units.
- (b) Minimum of 6/12 roof pitch.
- (c) Minimum of brick wainscot on the front elevations.
- (d) Siding Materials will be fiber cement, wood and vinyl siding, provided that any vinyl siding shall be upgraded 0.044 thick siding.
- (e) Photocell controlled coach lights at each garage.
- (f) Sodded front yards.
- (g) Landscaping shall include a tree in each front yard, bushes and shrubs in each front yard and an additional tree on the corner lots.
- (h) Those lots located along South Brown School Road (Lots 31 through 35 and 119 through 126, inclusive) will be limited to Dwelling Units of 1,400 square feet and larger.
- (i) No two Dwelling Units with the same elevation and exterior color package shall be permitted on either side of each other and directly across the street for each other.
- (j) In all other instances, and for all other aspects relating to architectural standards, the requirements of the RSF-2 district shall apply.

4. Other Standards

- a. Lots 31, 44, 45, 56, 79, 119, 126, 127, 137, and 167 shall have no usable frontage or vehicular access from Proposed Roads A or C, and all front and rear yards shall be oriented East/West for these lots.
- b. Lots 14-18, 34-40, 49-54, 64-69, 89-103, 109-112, 138-142, and 158-161, being located along curves, knuckles, and/or cul-de-sacs, shall have frontage measured at a setback of 35' due to the curvature of the front property line.
- c. Standards not otherwise listed as part of the Development Standards for this Planned Unit Development shall conform to the standards of the RSF-2 Residential Single-Family district.

Phasing Plan

If approved, the applicant intends to construct this development in four phases. Phase 1 construction would begin in December 2025, with future phases beginning in one-year intervals thereafter. Each phase is expected to take approximately 15 months to complete. Overall, the project is expected to be completed in the 1st quarter of 2030.

Review and Recommendation

Planned Unit Development District Review Criteria

Recommendations and decisions on Planned Unit Development applications shall be based on consideration of the following review criteria. Not all criteria may be applicable in each case, and each case shall be determined on its own facts.

1. The proposed amendment will further the purposes of this overall code;

Staff Comment: Staff feels that the proposed Planned Unit Development furthers the purposes of the code.

Mr. Plant disagreed with the Staff Comment. Mr. Atkins, Ms. Cox, and Mr. Arnold agreed. The Planning Commission agreed with the Staff Comment by a vote of 3-1.

2. The proposed amendment and proposed uses are consistent with the City's adopted plans, goals and policies;

Staff Comment: Staff feels that the proposed Planned Unit Development, in its current form, is consistent with the City's goals and policies, including the density standards of the Zoning Code and the Comprehensive Plan.

Mr. Plant disagreed with the Staff Comment. Mr. Atkins, Ms. Cox, and Mr. Arnold agreed. The Planning Commission agreed with the Staff Comment by a vote of 3-1.

3. The proposed amendment is necessary or desirable because of changing conditions, new planning concepts, or other social or economic conditions;

Staff Comment: Staff feels that the proposed Planned Unit Development is necessary to set development standards and establish more restrictive architectural controls for the site than would be possible in a standard zoning district.

Mr. Plant disagreed with the Staff Comment. Mr. Atkins, Ms. Cox, and Mr. Arnold agreed. The Planning Commission agreed with the Staff Comment by a vote of 3-1.

Planned Unit Development District Review Criteria (Cont'd)

4. The public facilities such as transportation, utilities, and other required public services will be adequate to serve the proposed use;

Staff Comment: Staff feels that the site has adequate access to transportation, utilities, and other required public services, given the proposed right-of-way improvements to South Brown School Road.

Mr. Plant disagreed with the Staff Comment. Mr. Atkins, Ms. Cox, and Mr. Arnold agreed. The Planning Commission agreed with the Staff Comment by a vote of 3-1.

5. The proposed rezoning will not adversely affect the economic viability of existing developed and vacant land within the City;

Staff Comment: Given the expected home values in this development, the lack of businesses adjacent to the site that would be harmed by the establishment of this development, and the lack of vacant land which would be rendered unusable by this development, Staff feels that the proposed development complies with this review criterion.

Mr. Plant disagreed with the Staff Comment. Mr. Atkins, Ms. Cox, and Mr. Arnold agreed. The Planning Commission agreed with the Staff Comment by a vote of 3-1.

6. The proposed amendment is not likely to result in significant adverse impacts upon the natural environment, including air, water, noise, storm water management, wildlife, and vegetation, or such impacts will be substantially mitigated;

Staff Comment: Given the proposed preservation of green space as part of this development, Staff feels that the proposed Planned Unit Development complies with this review criteria.

Mr. Plant disagreed with the Staff Comment. Mr. Atkins, Ms. Cox, and Mr. Arnold agreed. The Planning Commission agreed with the Staff Comment by a vote of 3-1.

7. The proposed amendment will not constitute an instance where special treatment is given to a particular property or property owner that would not be applicable to a similar property, under the same circumstances;

Staff Comment: Staff feels that the proposed zoning is justified on the merits, and does not constitute special treatment.

The Planning Commission agreed with the Staff Comment by a vote of 4-0.

Planned Unit Development District Review Criteria (Cont'd)

8. The proposed amendment would correct an error in the application of this Planning and Zoning Code as applied to the subject property.

Staff Comment: Staff feels that this criterion does not apply.

The Planning Commission agreed with the Staff Comment by a vote of 4-0.

Preliminary Plan Review Criteria

The Planning Commission shall not recommend in favor of, and City Council shall not approve, a preliminary plan for a planned unit development unless each body respectively finds that the preliminary plan does the following:

- A. The proposed development is consistent with the Official Thoroughfare Plan, the Comprehensive Plan and other applicable plans and policies of the City of Vandalia;

Staff Comment: Staff feels that the proposed development is consistent with the letter and spirit of the Comprehensive Plan.

Mr. Plant disagreed with the Staff Comment. Mr. Atkins, Ms. Cox, and Mr. Arnold agreed. The Planning Commission agreed with the Staff Comment by a vote of 3-1.

- B. The proposed development could be substantially completed within the period of time specified in the schedule of development submitted by the applicant;

Staff Comment: Staff feels that the proposed schedule of development is reasonable and achievable.

The Planning Commission agreed with the Staff Comment by a vote of 4-0.

Preliminary Plan Review Criteria (cont'd)

- C. The proposed development provides accessibility to public roads that are adequate to carry the traffic that shall be imposed upon them by the proposed development; that the number of vehicular access points to public roads from high traffic generating uses are minimized to limit the number traffic conflict points; and that the streets and driveways on the site of the proposed development shall be adequate to serve the users of the proposed development;

Staff Comment: Staff feels that the design of the proposed development meets this criterion.

Mr. Plant disagreed with the Staff Comment. Mr. Atkins, Ms. Cox, and Mr. Arnold agreed. The Planning Commission agreed with the Staff Comment by a vote of 3-1.

- D. The proposed development shall not impose an undue burden on public services such as utilities, fire, school and police protection;

Staff Comment: Based on statements provided by Montgomery County Environmental Services, Vandalia-Butler City School District, the Vandalia Fire Division, and the Vandalia Police Division, Staff feels that the proposed development meets this criterion.

Mr. Plant disagreed with the Staff Comment. Mr. Atkins, Ms. Cox, and Mr. Arnold agreed. The Planning Commission agreed with the Staff Comment by a vote of 3-1.

- E. The proposed development contains such proposed covenants, easements and other provisions relating to the proposed development standards as reasonably may be required for the public health, safety and welfare;

Staff Comment: Staff feels that the proposed development complies with this review criterion.

Mr. Plant disagreed with the Staff Comment. Mr. Atkins, Ms. Cox, and Mr. Arnold agreed. The Planning Commission agreed with the Staff Comment by a vote of 3-1.

- F. The proposed development shall include adequate open space, landscaping, screening and other improvements;

Staff Comment: Staff feels that the proposed development complies with this review criterion.

Mr. Plant disagreed with the Staff Comment. Mr. Atkins, Ms. Cox, and Mr. Arnold agreed. The Planning Commission agreed with the Staff Comment by a vote of 3-1.

Preliminary Plan Review Criteria (cont'd)

- G. The location and arrangement of signs, structures, parking and loading areas, material/waste storage, walks, lighting and related facilities shall be compatible with existing and future uses both within and adjoining the proposed development;

Staff Comment: Staff feels that the proposed development complies with this review criterion.

Mr. Plant disagreed with the Staff Comment. Mr. Atkins, Ms. Cox, and Mr. Arnold agreed. The Planning Commission agreed with the Staff Comment by a vote of 3-1.

- H. The proposed development shall preserve natural features such as watercourses, trees and rock outcrops, to the degree possible, so that they can enhance the overall design of the PUD;

Staff Comment: Noting the areas designated as open space and the preservation of natural features in those areas, Staff feels that the proposed development complies with this review criterion.

The Planning Commission agreed with the Staff Comment by a vote of 4-0.

- I. The proposed development is designed to take advantage of the existing land contours in order to provide satisfactory road gradients and suitable building lots and to facilitate the provision of proposed services;

Staff Comment: Staff feels that the proposed development complies with this review criterion.

Mr. Plant disagreed with the Staff Comment. Mr. Atkins, Ms. Cox, and Mr. Arnold agreed. The Planning Commission agreed with the Staff Comment by a vote of 3-1.

- J. The proposed development shall not create excessive additional requirements for public facilities and services at public cost;

Staff Comment: Staff feels that the proposed development complies with this review criterion.

The Planning Commission agreed with the Staff Comment by a vote of 4-0.

Preliminary Plan Review Criteria (cont'd)

- K. The proposed development shall not involve uses, activities, layout and building designs that are detrimental to the use of both the proposed facilities and/or nearby properties by reason of excessive traffic, noise or vibration, storm water flooding, air or water emissions, objectionable glare or lack of proper regard for privacy;

Staff Comment: Noting that the only proposed uses are residential in character or passive open space uses, Staff feels that the proposed development complies with this review criterion.

The Planning Commission agreed with the Staff Comment by a vote of 4-0.

- L. The proposed development has buildings designed with sufficient architectural variety and exterior surface complexity but including elements which serve to visually unify the development;

Staff Comment: Given the variety of home designs and their thematic similarities, Staff feels that the proposed development complies with this review criterion.

Mr. Plant disagreed with the Staff Comment. Mr. Atkins, Ms. Cox, and Mr. Arnold agreed. The Planning Commission agreed with the Staff Comment by a vote of 3-1.

- M. The proposed development has minimized the size of paved areas or provided adequate visual relief through the use of landscaped islands while providing adequate parking.

Staff Comment: As no standalone parking areas are proposed, Staff feels that this review criterion does not apply.

Mr. Plant disagreed with the Staff Comment. Mr. Atkins, Ms. Cox, and Mr. Arnold agreed. The Planning Commission agreed with the Staff Comment by a vote of 3-1.

Recommendations

At its January 14th meeting, the Planning Commission recommended **Approval** of the proposed Planned Unit Development District, together with the proposed Development Standards, by a vote of 3-1.

At its January 14th meeting, the Planning Commission recommended **Approval** of the proposed Preliminary Plan by a vote of 3-1.

The recommendation of the Planning Commission on both items will be forwarded to the January 21st, 2025 Study Session for Council review.

Minutes of the City of Vandalia Planning Commission
January 14th, 2025

Members Present:	Mr. Ron Atkins, Ms. Kristin Cox, Mr. Dave Arnold, Mr. Lucious Plant
Members Absent:	Mr. Kevin Keeley Jr.
Staff Present:	Michael Hammes, City Planner Ben Graham, Zoning & Planning Coordinator Ben Borton, Director of Public Service Rob Cron, Assistant City Manager
Others Present:	Jason Friedman, Addison Properties Eddie Hunt, Addison Properties Phyllis White, Tom & Bridget Johnson, R. Fleischman, James Breisch, Barbara Breisch, Robert Shanahan, Russell Muntz, Chris & Amy Vanderhorst, Keith & Sharon Hamby, Mike & Mary Blakesly, Shari Cooper, Alex Gonter-Dray, Tammy Weatherhead, Kim & Mike Bish, Leon Mable, Bud & Tanya Brown, Gloria Shanahan, Barbara Spurgeon, Tim & Mary Rathburn

Call to Order

Mr. Atkins called the meeting to order at 6:01 p.m.

Attendance

Mr. Atkins noted that Mr. Keeley, Jr., was absent. Ms. Cox made a motion to excuse Mr. Keeley, Jr.'s absence. Mr. Plant seconded the motion. The motion carried 4-0.

Approval of Minutes of the Planning Commission

Mr. Plant made a motion to approve the December 10th, 2024, minutes. Mr. Arnold seconded the motion. The motion carried 4-0.

Swearing in of Attendees Wishing to Speak at Meeting

The attendees were sworn in.

Old Business

Mr. Hammes confirmed that there was no Old Business on the agenda.

New Business – PC 25-0001 – Planned Unit Development – 7848 S. Brown School Road

Mr. Hammes introduced Case PC 25-0001. Eddie Hunt, of Addison Properties, requests the establishment of a Planned Unit Development on three parcels totaling 84.7577 acres +/-, located along the east side of South Brown School Road immediately south of Poplar Creek Road in the City of Vandalia. As proposed, the subject properties would be rezoned from the A – Agriculture

district to a Residential Planned Unit Development. The applicant also requests the approval of a preliminary plan for the proposed development.

Mr. Hammes explained that the applicant, Addison Properties, had previously submitted a rezoning application for this property, seeking an RSF-4 zoning district for the site. Having received feedback on that proposal from the Planning Commission, staff, and residents, the applicant chose to withdraw that application (PC 24-11) and resubmit with a revised application. The revised application is a better fit for a Planned Unit Development, as was suggested in September 2024.

Mr. Hammes described the property in question, explaining that the site is currently zoned A – Agriculture. He reported that the bulk of the property is currently vacant, with one single-family residential structure on the lot at 7848 S Brown School Road. That lot would be absorbed into the development, and is included in this application.

Mr. Hammes described the surrounding area as primarily residential in character, with the Foxfire subdivision and various single-family residential lots to the west. Several additional residential lots are located to the north, between this site and Interstate 70, and to the south along Little York Road. Several industrial parcels are located to the east, though most are vacant apart from an indoor shooting range.

Mr. Hammes noted that the applicant was in attendance and would be available to answer questions from the Commission.

Mr. Hammes described the proposed preliminary plan for the development. He noted that lot placement and design, roadway design, and open space had all been adjusted since the previous proposal.

Mr. Hammes described the phasing plan for the development. Construction is intended to begin in December 2025, and each of the proposed four phases would take approximately 15 months to complete. The goal at this time is to complete the development in the 1st quarter of 2030.

Mr. Hammes discussed Land Use Density, a requirement of the Planned Unit Development district. He explained that the code requires that residential planned unit developments shall have no more than 6 dwelling units per acre. In this case, the gross density (encompassing the entire site) would be 1.96 dwelling units per acre. The net density, which counts only land being developed as roads, building lots, and designed open space, would be 2.75 dwelling units per acre. By either measurement, the proposed development meets the land use density requirements of the zoning code.

Mr. Hammes reported that there would be four new internal roads installed as part of the proposed development. All roads would be designed and built to City standards. Mr. Hammes added that additional upgrades would be required along South Brown School Road.

Mr. Hammes reported that the development would be served by a homeowner's association, taking responsibility for the maintenance of common areas, open space, and other amenities.

Mr. Hammes explained that the proposed development meets the criteria for a Low-Density Residential development as described by the 2020 Comprehensive Plan.

Mr. Plant asked about the design of the previous proposal. Mr. Hammes replied that a copy of the previous proposal was available. Referring to the current proposal, Mr. Hammes explained that the lots along South Brown School Road had been increased to 80 feet of frontage, allowing for larger homes and larger lots to create a transition between the Foxfire neighborhood and the interior of this development, among other changes.

Hearing no further questions, Mr. Atkins invited the applicant to address the Commission.

Mr. Jason Friedman, of Addison Properties, addressed the Commission. He thanked staff for their assistance in preparing the proposal, noting that it was intended to be an impactful and meaningful development for Vandalia.

Mr. Friedman explained that his firm had listened to the comments from Council, the Commission, Staff, and members of the public in developing this revised proposal for the newly-named Riverdale subdivision.

Mr. Friedman discussed the implementation of the 2020 Comprehensive Plan and the Zoning Code, noting that both documents provide guidance on how new Planned Unit Developments should be considered. He also highlighted that consideration was given to the surrounding areas.

Mr. Friedman explained that the Planned Unit Development was intended to provide for a flexible development that would not be feasible under a base zoning district. The development would go through multiple phases of review, including the preliminary plan review, an engineering review, and then final plan approval. At multiple points, Council and Staff have the responsibility to review and approve aspects of the development.

Mr. Friedman added that, once approved, the design of the development would be locked in. There could be no amendments to the design of the development, the lot layout or home designs, or any other standard without Council approval.

Mr. Friedman discussed the Preliminary Plan review criteria in detail, beginning with Criteria A which requires compliance with the Comprehensive Plan, Thoroughfare Plan, and other adopted plans and policies. He noted that the proposed roadway improvements to South Brown School Road would result in increased pavement area on that arterial street. Additional improvements include landscaping and a sidewalk along South Brown School Road.

Mr. Friedman highlighted several passages from the Comprehensive Plan that support the development of this site. He noted that “The development of new housing with more options for people to live in the town.”¹ was one of the most critical issues facing the future of Vandalia, according to those surveyed as part of the Comprehensive Plan.

¹ Vandalia 2020 Comprehensive Plan, Page 82

Mr. Friedman noted that the Comprehensive Plan was ahead of its time in pointing out national trends toward smaller lots requiring less maintenance. These types of lots were considered particularly attractive to multiple demographics.

Mr. Friedman discussed the Future Land Use Map, noting that the project site is listed as Low Density Residential. He added that the proposed development meets the definition of low density as described by the Comprehensive Plan.

Mr. Friedman discussed the proposed homebuilder for the site, Arbor Homes. He stated that the company has multiple products in a variety of designs that fit well with this development.

Mr. Friedman discussed the proposed open space for the development. 39.7 acres, or 46.7% of the site, would be designated and preserved as open space, far in excess of the 15% minimum found in the code.

Mr. Friedman discussed Criteria B, covering the phasing plan for the development. He explained that the four-phase plan was based on anticipated sales.

Mr. Friedman discussed Criteria C, covering access to public roads. He noted the development would comply with all regulations set forth by the City, as determined by the City's engineering staff. He added that the proposed improvements would satisfy all known traffic concerns within the development.

Mr. Friedman discussed Criteria D, covering the development's burden on public utilities and services. He highlighted letters from Montgomery County, the Vandalia Fire Division, and the Vandalia Police Division.

Mr. Friedman quoted from a letter authored by Rob O'Leary, Vandalia-Butler City School Superintendent. The letter acknowledges that the development would create some challenges for the district, but that the benefits outweigh those challenges.

Mr. Friedman discussed Criteria E, covering proposed covenants and restrictions. He reiterated that there would be a homeowners' association to manage common areas and open space, ensure compliance with architectural guidelines, and otherwise manage the site.

Mr. Friedman discussed Criteria F and H, covering the preservation of open spaces and natural areas. He noted that trees on the site were part of the visual appeal of the area, and the development was designed so as to preserve many of the trees already located at the site.

Mr. Friedman discussed Criteria G, relating to signage, street lighting, and other amenities on the site. One primary and two secondary entrance signs will be placed along South Brown School Road, as shown on the plan. Internal roadways are designed with a 50' right-of-way width, as determined by the City's standard construction drawings. Streetlights would be installed as required.

Mr. Friedman discussed Criteria I, relating to the design of the site. He noted that the site was designed to work with the natural contours of the area to create appropriate building lots.

Mr. Friedman discussed Criteria J, relating to the creation of additional costs and burdens to public services. He reported that all improvements relating to this development would be paid for by the developer, with no excess costs incurred by the City.

Mr. Friedman discussed Criteria K, relating to the impact of the proposed uses on nearby uses. He explained that this would be a residential neighborhood built across the road from a residential neighborhood, and thus the impact would be minimal.

Mr. Friedman discussed Criteria L, relating to the variety of home designs required by the development. He showcased some of the home options available and noted that the development would have sufficient variety in home design. He added that the development standards proposed for this PUD would require different home designs across the development to provide visual appeal.

Mr. Friedman discussed Criteria M, which covers paved areas in the development. He reiterated the design of interior roads and added that each home would have a driveway suitable for parking.

Mr. Friedman compared the design criteria for the proposed development with the criteria of the existing Foxfire subdivision. He highlighted the lower density in this development (1.96 units per acre) versus the aggregate density in Foxfire (2.3 units per acre) and the increased open space of the Riverdale development.

Mr. Friedman compared setback requirements, noting that the front, side, and rear yard setbacks are comparable between Foxfire and Riverdale.

Mr. Friedman discussed potential home prices. He noted that the median home price in Vandalia was \$135,800 at the time of the 2020 Comprehensive Plan. The average sales price in Foxfire was \$354,041 during the 2022-2023 period. Home prices in the Riverdale subdivision are expected to fall into the \$300,000 to \$500,000 range.

In summary, Mr. Friedman expressed the hope that his presentation had clarified any misunderstood facts regarding the proposed development. He noted that he does not attend many of these meetings with residents who support his company's proposals. He added that his company's goal was to make a difference in the community, which was why his company had chosen to do business in Vandalia.

Mr. Atkins thanked the applicant for listening to suggestions and concerns raised in the previous meeting. He asked if the utilities and roadways would be constructed in four phases, or if they would be constructed all at once.

Mr. Friedman replied that public utilities would generally be constructed according to the phasing plan, with some minor adjustments to make everything come together properly.

Mr. Atkins asked for more details about the proposed right-of-way improvements along South Brown School Road. Mr. Friedman explained that the east side of the road would be expanded and upgraded to match the west side. Those would include landscaping, sidewalk, curb, and additional pavement.

Ms. Cox asked if an additional turn lane would be added. Mr. Friedman replied that engineering had not yet been completed for the exact design of the road. He added that the road would be built to City requirements. Ms. Cox noted that concerns had been raised about the road widening, and that anything the developer could do to mitigate those concerns would be welcome.

Mr. Atkins asked about the new Riverdale name for the development. Mr. Friedman replied that the name was not yet final, and that it had been proposed by the company's marketing team.

Mr. Plant asked about the width of the interior roads within the development and whether those roads would accommodate two lanes of travel with cars parked on the street. Mr. Friedman replied that the road would be built to the standard 50' right-of-way width.

Mr. Plant raised concerns about the nearby railroad, asking if there were plans for a noise barrier of some sort. Mr. Friedman replied that there were no plans for a noise barrier at this time. He added that visual screening may be included, but that homeowners would be aware of the railroad tracks before building their homes.

Mr. Plant asked about lots set aside for patio homes. Mr. Friedman replied that no lots were set aside for specific floorplans. The intent was to allow buyers to select the home they want – which may result in more of one elevation than others. The development standards would require different styles of home even if the elevations were similar.

Mr. Hammes added that he would address the development standards for the Planned Unit Development district.

Mr. Arnold asked about parking on the street, noting that longer driveways would allow for less street parking. He added that increased front yard setbacks would facilitate this adjustment. Mr. Arnold also highlighted a discrepancy between the 30' front yard setback and a listed 35' setback on cul-de-sac lots.

Mr. Hammes explained that the lots on curves are being designed with additional front yard setbacks to account for the design of the home (and the shape of the lots). This does not conflict with the smaller minimum setback which applies to all lots (curved and otherwise). Reversing the approach, with some lots having setbacks smaller than the minimum requirement, would be a concern; however, that is not the case in this instance.

Mr. Arnold acknowledged that a resident at the previous meeting had suggested larger lots along South Brown School Road, which the developer had added to this proposal. He added that he would have liked to see more than just one row of larger lots.

Mr. Arnold raised a concern about the streetlights proposed for the development, noting that the “cobra head” fixtures were not appealing. Mr. Friedman concurred. Mr. Arnold remarked that some developers had chosen to install nicer fixtures in their neighborhoods, with their respective homeowners’ association covering the increased cost. Mr. Friedman replied that he would be open to discussing options along those lines.

Mr. 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 (Square Feet)	Minimum Lot Frontage (Feet)	Maximum Impervious Surface Coverage	Minimum Setbacks (Feet)			Maximum Building Height (Feet)
				Front Yard	Side Yard (Each Side)	Rear Yard	
31-35, 119-126	10,800	80	40%	30	7.5	35	35
1-30, 36-118, 127-167	7,425	55	50%	30	7.5	35	35
Reserve Lots A-C (Open Space)	43,560	100	N/A	N/A	N/A	N/A	N/A
Reserve Lot D (Entrance Sign)	2,700	N/A	N/A	N/A	N/A	N/A	N/A

Mr. Hammes noted that all building lots shared the same setbacks. The front yard setback of 30' results in lots that are slightly smaller than similar lots in base zoning districts, but that the width of those lots would be comparable to the base districts.

Mr. Hammes explained that the reserve lots have no standards for buildings because there are no permitted uses on those lots for which buildings would be permitted.

Mr. Hammes discussed Item 3 of the development standards relating to architectural standards.

3. Architectural Standards

The following architectural standards shall apply to all residential dwellings constructed on Lots 1 through 167, inclusive, except as otherwise noted herein.

- (a) Dimensional shingles on the roofs of all Dwelling Units.
- (b) Minimum of 6/12 roof pitch.
- (c) Minimum of brick wainscot on the front elevations.
- (d) Siding Materials will be fiber cement, wood and vinyl siding, provided that any vinyl siding shall be upgraded 0.044 thick siding.
- (e) Photocell controlled coach lights at each garage.
- (f) Sodded front yards.
- (g) Landscaping shall include a tree in each front yard, bushes and shrubs in each front yard and an additional tree on the corner lots.
- (h) Those lots located along South Brown School Road (Lots 31 through 35 and 119 through 126, inclusive) will be limited to Dwelling Units of 1,400 square feet and larger.
- (i) No two Dwelling Units with the same elevation and exterior color package shall be permitted on either side of each other and directly across the street for each other.
- (j) In all other instances, and for all other aspects relating to architectural standards, the requirements of the RSF-2 district shall apply.

Relating to item (j), Mr. Hammes noted that the RSF-2 standards would apply to any standard not otherwise amended here. He explained that the RSF-2 standards are the standards that apply to the bulk of the Foxfire development.

Mr. Hammes discussed Item 4 of the development standards relating to miscellaneous standards.

4. Other Standards

- a. Lots 31, 44, 45, 56, 79, 119, 126, 127, 137, and 167 shall have no usable frontage or vehicular access from Proposed Roads A or C, and all front and rear yards shall be oriented East/West for these lots.
- b. Lots 14-18, 34-40, 49-54, 64-69, 89-103, 109-112, 138-142, and 158-161, being located along curves, knuckles, and/or cul-de-sacs, shall have frontage measured at a setback of 35' due to the curvature of the front property line.
- c. Standards not otherwise listed as part of the Development Standards for this Planned Unit Development shall conform to the standards of the RSF-2 Residential Single-Family district.

Again, Mr. Hammes noted that standards not otherwise mentioned in the planned unit development would be governed by the standards of the RSF-2 district.

Mr. Atkins asked if there were any questions for Mr. Hammes.

Mr. Arnold asked about the measurement for the 1400 square foot homes along South Brown School Road. Mr. Hammes replied that the measurement relates to livable space within the home, not including garages or other similar spaces. He added that he had seen PUD requirements that discuss the home footprint or other criteria, but this requirement would apply here.

Hearing no further questions, Mr. Atkins opened the public portion of the meeting.

Public Meeting

Mr. Robert Shanahan, of 7733 South Brown School Road, addressed the Commission and read a previously submitted letter into the record. Mr. Shanahan characterized the revisions to the proposed development as trivial and suggested that they do not adequately address the concerns of the public.

Mr. Shanahan suggested that the letter from the school district supporting the development should not be considered until the district addresses the need for additional staff and classroom space caused by this development.

Mr. Shanahan suggested that the property includes protected wetlands which would preclude the development.

Mr. Shanahan suggested that the Fire Marshal does not have the legal authority to approve a development that does not conform to the standards of base zoning districts.

Mr. Shanahan referred to the letter from Montgomery County Environmental Services, suggesting that the letter does not in fact agree to serve the development and does not confirm adequate capacity.

Ms. Tammy Weatherhead, of 4555 Poplar Creek Road, addressed the Commission. She suggested that the scenic view of the wooded property would be destroyed by the construction of vinyl-clad homes. She urged the Commission to consider denying the application.

Mr. Alex Gonter-Dray, of 751 Foxfire Trail, addressed the Commission. He asked what materials would be used for the driveways. Mr. Atkins replied that they would ask the applicant to address that question. Mr. Gonter-Dray asked if there would be a sidewalk between Phases 1-3 and Phase 4. Mr. Atkins replied that there would be a sidewalk between those areas.

Mr. Gonter-Dray referred to the applicant's comparison between Foxfire and Riverdale. While the applicant is correct that some lots in Foxfire do have 55' frontage, the majority have 75' – 80' of frontage. He suggested that the open space at Riverdale is there because the land would be too costly to develop.

Mr. Gonter-Dray suggested that the letter from the school district should be invalidated due to a potential conflict of interest regarding the Board president.

Mr. Gonter-Dray expressed concern over the increased traffic. He noted that expansion would be needed for both South Brown School and Little York Road, which is complicated by the railroad. He requested that independent traffic studies would be required before any development is approved.

Mr. Gonter-Dray acknowledged that the site would likely be developed at some point. The concerns he and others have raised should be addressed before that development is approved.

Ms. Tanya Brown, of 4428 Poplar Creek Road, addressed the Commission. She referred to a letter she had submitted to the Commission and expressed concern over the state of Brown School and Little York Roads. She noted that Foxfire has not yet been completed, and the homes planned for that neighborhood would only add to the growth here that would need to be taken into consideration.

Ms. Brown suggested that the proposed development standards would not be effective at preventing look-alike houses in this development, which she characterized as a "monstrosity". She accused the applicant of manipulating the facts in his references to the minimum standards at Foxfire.

Mr. Alex Gonter-Dray returned to the podium to discuss the potential home prices from Arbor Homes. He highlighted discrepancies between prices in different jurisdictions. Mr. Gonter-Dray asked what options the City would have to control home prices in the event of market fluctuations.

Mr. Russell Muntz, of 825 Deerhurst Drive, addressed the Commission. He suggested that the proposed development offered no connectivity between Phased 1,2,3 and Phase 4. He requested a traffic study, noting that the widening of South Brown School will not be an improvement without a widening of Little York Road.

Mr. Muntz suggested that this development, combined with the expansion of Foxfire, would create significant problems regarding traffic. He stated that the 50' right-of-way width would not be adequate.

Ms. Sharon Hanby, of 4410 Poplar Creek Road, asked where she should send documentation. She also asked who exactly "City Staff" referred to.

Mr. Hammes replied that any emails sent in to permits@vandaliaohio.org had been forwarded to the Commission and would later be sent to Council with the Commission's recommendation.

Ms. Hamby asked who among the staff had approved the project, noting that the applicant had stated that they had the support of staff. Mr. Hammes replied that the applicants had worked with different staff members for different elements of the development.

Mr. Keith Hamby, of 4410 Poplar Creek Road, addressed the Commission. He asked if anyone had gone into the new Redwood development on Webster Street and suggested that it would be hard to find your home with all the units looking the same. He suggested that that development was supposed to be \$350,000 homes under a previous City Manager.

Mr. Hamby criticized the school district for replacing three trailers with new trailers as opposed to expanding their building.

Mr. Hamby pointed out that the grade on South Brown School had been worse in the past.

Chris and Gloria Vanderhorst, of 4393 Little York Road, addressed the Commission. They pointed out that they had not received a notice and thus had nothing prepared. Mr. Hammes replied that their notice had been returned as undeliverable and apologized for the error.

Mr. Vanderhorst expressed concern that the development did not adequately address the property rights of surrounding property owners. He suggested that the development would damage his property regarding runoff, removal of trees, and other issues.

Mr. Vanderhorst referred to comments made in the September 2024 meeting and suggested that the current proposal was "lipstick on a pig" and did not adequately address the concerns of the residents.

Ms. Vanderhorst referred to a letter she had submitted for the previous rezoning. Mr. Hammes confirmed that he could include that letter with the materials for this application.

Mr. Vanderhorst characterized the applicant's remarks as an insult to the residents who attended the meeting.

Ms. Vanderhorst stated that she did not want to look at vinyl-sided houses.

Ms. Gloria Shanahan, of 7733 South Brown School Road, addressed the Commission. She argued that the City should be focusing on the development of the downtown area rather than development at this site. She questioned whether anyone would want to spend \$500,000 to live in what amounts to a movie set with the same home throughout the neighborhood.

Ms. Shanahan characterized the traffic problems on South Brown School as terrible, noting that she has had to wait 3-5 minutes to turn out of her driveway.

Ms. Shanahan suggested that street parking would be more problematic in the evening.

Ms. Shanahan argued that the developer should be held to higher standards.

Ms. Barbara Breisch, of 898 Deerhurst Drive, addressed the Commission. She argued that this development would impact her property greatly. She recommended that the street across from Deerhurst Drive be offset from the existing street. She suggested that the new development should mimic Foxfire. She argued that homes of 1400 square feet are too small compared to her 3400 square foot home.

Ms. Breisch suggested that homes built near the railroad would be problematic.

Hearing no further comments, Mr. Atkins closed the public portion of the meeting.

Further Discussion

In response to the question regarding driveway materials, Mr. Friedman confirmed that driveways would be concrete in compliance with City code requirements.

Ms. Cox asked about the proximity of the railroad and whether homes needed to be set back a certain distance from the railroad. Mr. Hammes replied that homes would need to be an adequate distance from the railroad, but that there were not specific distances required.

Mr. Friedman added that the lots would need to abide by existing easements and other considerations.

Ms. Cox referred to her notes from a 2022 PUD application, pointing out that many of the comments from the Comprehensive Plan cited by Mr. Friedman had been cited in the previous case, suggesting that the concerns raised in the Comprehensive Plan regarding housing are valid. The Commission and Council use the City's Code and the Comprehensive Plan to evaluate each application.

Mr. Friedman concurred, explaining that his company follows the standards of the cities in which they operate. The company complies with all relevant regulations, whether state or local, and including Federal regulations such as those enforced by the EPA.

Mr. Arnold referred to the 2024 Downtown Market Study, noting that the study had recommended additional housing to create a market for new and desirable businesses in the downtown corridor. He suggested that the demographics of the City, including median household income and population, would benefit from increased development.

Mr. Arnold complimented the applicant for keeping as many trees as possible.

Mr. Arnold agreed with several of the residents, noting that this site will be developed at some point. He suggested that the next proposal might not be as beneficial as the current one, if this one is denied.

Planned Unit Development District Review Criteria

Mr. Hammes explained that the applicant was requesting approval of both the Planned Unit Development itself and the Preliminary Plan. On the advice of the Law Director, Mr. Hammes requested that the Commission review the criteria for both approvals. He added that there were 8 review criteria for the district and 13 criteria for the preliminary plan.

Mr. Plant commented that the City has the opportunity to benefit from a development that offers adequate housing. He noted that the front lots were good, but that the remaining lots were much too small. He suggested that the housing proposed here would not offer diverse enough products to attract residents in managerial roles or similar professionals. He agreed that the PUD would be a good option for the site, but that this proposal did not offer enough to attract residents.

Mr. Plant argued that the developer should do more to provide wider lots with better homes.

Mr. Atkins read the review criteria and staff comments into the record. Recommendations and decisions on Planned Unit Development applications shall be based on consideration of the following review criteria. Not all criteria may be applicable in each case, and each case shall be determined on its own facts.

- (1) The proposed amendment will further the purposes of this overall code;

Staff Comment: Staff feels that the proposed Planned Unit Development furthers the purposes of the code.

Mr. Plant disagreed with the Staff Comment. Mr. Atkins, Ms. Cox, and Mr. Arnold agreed. The Planning Commission agreed with the Staff Comment by a vote of 3-1.

Planned Unit Development District Review Criteria (Cont'd)

- (2) The proposed amendment and proposed uses are consistent with the City's adopted plans, goals and policies;

Staff Comment: Staff feels that the proposed Planned Unit Development, in its current form, is consistent with the City's goals and policies, including the density standards of the Zoning Code and the Comprehensive Plan.

Mr. Plant disagreed with the Staff Comment. Mr. Atkins, Ms. Cox, and Mr. Arnold agreed. The Planning Commission agreed with the Staff Comment by a vote of 3-1.

- (3) The proposed amendment is necessary or desirable because of changing conditions, new planning concepts, or other social or economic conditions;

Staff Comment: Staff feels that the proposed Planned Unit Development is necessary to set development standards and establish more restrictive architectural controls for the site than would be possible in a standard zoning district.

Mr. Plant disagreed with the Staff Comment. Mr. Atkins, Ms. Cox, and Mr. Arnold agreed. The Planning Commission agreed with the Staff Comment by a vote of 3-1.

- (4) The public facilities such as transportation, utilities, and other required public services will be adequate to serve the proposed use;

Staff Comment: Staff feels that the site has adequate access to transportation, utilities, and other required public services, given the proposed right-of-way improvements to South Brown School Road.

Mr. Plant disagreed with the Staff Comment. Mr. Atkins, Ms. Cox, and Mr. Arnold agreed. The Planning Commission agreed with the Staff Comment by a vote of 3-1.

- (5) The proposed rezoning will not adversely affect the economic viability of existing developed and vacant land within the City;

Staff Comment: Given the expected home values in this development, the lack of businesses adjacent to the site that would be harmed by the establishment of this development, and the lack of vacant land which would be rendered unusable by this development, Staff feels that the proposed development complies with this review criterion.

Mr. Plant disagreed with the Staff Comment. Mr. Atkins, Ms. Cox, and Mr. Arnold agreed. The Planning Commission agreed with the Staff Comment by a vote of 3-1.

Planned Unit Development District Review Criteria (Cont'd)

- (6) The proposed amendment is not likely to result in significant adverse impacts upon the natural environment, including air, water, noise, storm water management, wildlife, and vegetation, or such impacts will be substantially mitigated;

Staff Comment: Given the proposed preservation of green space as part of this development, Staff feels that the proposed Planned Unit Development complies with this review criteria.

Mr. Plant disagreed with the Staff Comment. Mr. Atkins, Ms. Cox, and Mr. Arnold agreed. The Planning Commission agreed with the Staff Comment by a vote of 3-1.

- (7) The proposed amendment will not constitute an instance where special treatment is given to a particular property or property owner that would not be applicable to a similar property, under the same circumstances;

Staff Comment: Staff feels that the proposed zoning is justified on the merits, and does not constitute special treatment.

The Planning Commission agreed with the Staff Comment by a vote of 4-0.

- (8) The proposed amendment would correct an error in the application of this Planning and Zoning Code as applied to the subject property.

Staff Comment: Staff feels that this criterion does not apply.

The Planning Commission agreed with the Staff Comment by a vote of 4-0.

Recommendation – Planned Unit Development District

Mr. Atkins noted that Staff recommended approval of the proposed Planned Unit Development district, including and incorporating the Development Standards as set forth in the Staff Memorandum.

Ms. Cox characterized the PUD as a much more palatable way to approach the project that includes much more detail than the previous proposal.

With that comment, Ms. Cox made a motion to recommend approval of the Planned Unit Development district. Mr. Arnold seconded the motion.

Mr. Atkins, Ms. Cox, and Mr. Arnold voted Aye. Mr. Plant voted Nay. By a vote of 3-1, the Planning Commission recommended **Approval** of the proposed Planned Unit Development District.

Preliminary Plan Review Criteria

The Planning Commission shall not recommend in favor of, and City Council shall not approve, a preliminary plan for a planned unit development unless each body respectively finds that the preliminary plan does the following:

- A. The proposed development is consistent with the Official Thoroughfare Plan, the Comprehensive Plan and other applicable plans and policies of the City of Vandalia;

Staff Comment: Staff feels that the proposed development is consistent with the letter and spirit of the Comprehensive Plan.

Mr. Plant disagreed with the Staff Comment. Mr. Atkins, Ms. Cox, and Mr. Arnold agreed. The Planning Commission agreed with the Staff Comment by a vote of 3-1.

- B. The proposed development could be substantially completed within the period of time specified in the schedule of development submitted by the applicant;

Staff Comment: Staff feels that the proposed schedule of development is reasonable and achievable.

The Planning Commission agreed with the Staff Comment by a vote of 4-0.

- C. The proposed development provides accessibility to public roads that are adequate to carry the traffic that shall be imposed upon them by the proposed development; that the number of vehicular access points to public roads from high traffic generating uses are minimized to limit the number traffic conflict points; and that the streets and driveways on the site of the proposed development shall be adequate to serve the users of the proposed development;

Staff Comment: Staff feels that the design of the proposed development meets this criterion.

Mr. Plant disagreed with the Staff Comment. Mr. Atkins, Ms. Cox, and Mr. Arnold agreed. The Planning Commission agreed with the Staff Comment by a vote of 3-1.

- D. The proposed development shall not impose an undue burden on public services such as utilities, fire, school and police protection;

Staff Comment: Based on statements provided by Montgomery County Environmental Services, Vandalia-Butler City School District, the Vandalia Fire Division, and the Vandalia Police Division, Staff feels that the proposed development meets this criterion.

Mr. Plant disagreed with the Staff Comment. Mr. Atkins, Ms. Cox, and Mr. Arnold agreed. The Planning Commission agreed with the Staff Comment by a vote of 3-1.

Preliminary Plan Review Criteria (cont'd)

- E. The proposed development contains such proposed covenants, easements and other provisions relating to the proposed development standards as reasonably may be required for the public health, safety and welfare;

Staff Comment: Staff feels that the proposed development complies with this review criterion.

Mr. Plant disagreed with the Staff Comment. Mr. Atkins, Ms. Cox, and Mr. Arnold agreed. The Planning Commission agreed with the Staff Comment by a vote of 3-1.

- F. The proposed development shall include adequate open space, landscaping, screening and other improvements;

Staff Comment: Staff feels that the proposed development complies with this review criterion.

Mr. Plant disagreed with the Staff Comment. Mr. Atkins, Ms. Cox, and Mr. Arnold agreed. The Planning Commission agreed with the Staff Comment by a vote of 3-1.

- G. The location and arrangement of signs, structures, parking and loading areas, material/waste storage, walks, lighting and related facilities shall be compatible with existing and future uses both within and adjoining the proposed development;

Staff Comment: Staff feels that the proposed development complies with this review criterion.

Mr. Plant disagreed with the Staff Comment. Mr. Atkins, Ms. Cox, and Mr. Arnold agreed. The Planning Commission agreed with the Staff Comment by a vote of 3-1.

- H. The proposed development shall preserve natural features such as watercourses, trees and rock outcrops, to the degree possible, so that they can enhance the overall design of the PUD;

Staff Comment: Noting the areas designated as open space and the preservation of natural features in those areas, Staff feels that the proposed development complies with this review criterion.

The Planning Commission agreed with the Staff Comment by a vote of 4-0.

Preliminary Plan Review Criteria (cont'd)

- I. The proposed development is designed to take advantage of the existing land contours in order to provide satisfactory road gradients and suitable building lots and to facilitate the provision of proposed services;

Staff Comment: Staff feels that the proposed development complies with this review criterion.

Mr. Plant disagreed with the Staff Comment. Mr. Atkins, Ms. Cox, and Mr. Arnold agreed. The Planning Commission agreed with the Staff Comment by a vote of 3-1.

- J. The proposed development shall not create excessive additional requirements for public facilities and services at public cost;

Staff Comment: Staff feels that the proposed development complies with this review criterion.

The Planning Commission agreed with the Staff Comment by a vote of 4-0.

- K. The proposed development shall not involve uses, activities, layout and building designs that are detrimental to the use of both the proposed facilities and/or nearby properties by reason of excessive traffic, noise or vibration, storm water flooding, air or water emissions, objectionable glare or lack of proper regard for privacy;

Staff Comment: Noting that the only proposed uses are residential in character or passive open space uses, Staff feels that the proposed development complies with this review criterion.

The Planning Commission agreed with the Staff Comment by a vote of 4-0.

- L. The proposed development has buildings designed with sufficient architectural variety and exterior surface complexity but including elements which serve to visually unify the development;

Staff Comment: Given the variety of home designs and their thematic similarities, Staff feels that the proposed development complies with this review criterion.

Mr. Plant disagreed with the Staff Comment. Mr. Atkins, Ms. Cox, and Mr. Arnold agreed. The Planning Commission agreed with the Staff Comment by a vote of 3-1.

Preliminary Plan Review Criteria (cont'd)

M. The proposed development has minimized the size of paved areas or provided adequate visual relief through the use of landscaped islands while providing adequate parking.

Staff Comment: As no standalone parking areas are proposed, Staff feels that this review criterion does not apply.

Mr. Plant disagreed with the Staff Comment. Mr. Atkins, Ms. Cox, and Mr. Arnold agreed. The Planning Commission agreed with the Staff Comment by a vote of 3-1.

Recommendation – Preliminary Plan

Mr. Atkins noted that Staff recommended approval of the proposed Preliminary Plan. He asked for any further comments or questions.

Ms. Cox thanked the members of the public for expressing their concerns and encouraged them to express those concerns to Council. She noted that she did not see a reason to deny the proposed plan at this time.

Ms. Cox made a motion to recommend approval of the Preliminary Plan for the Riverdale Subdivision. Mr. Arnold seconded the motion.

Mr. Atkins, Ms. Cox, and Mr. Arnold voted Aye. Mr. Plant voted Nay. By a vote of 3-1, the Planning Commission recommended **Approval** of the proposed Preliminary Plan.

Mr. Hammes reported that the recommendations of the Commission would be forwarded to the January 21st, 2025, Study Session. He added that the meeting would be held on Tuesday due to the Martin Luther King Day holiday.

In response to a question, Mr. Graham confirmed that members of the public would have the opportunity to address Council during the regularly scheduled meeting following the January 21st Study Session. No votes would be held on this application during the Study Session.

Mr. Atkins thanked the members of the public who attended the meeting and offered their comments.

Communications

Mr. Hammes reported that all cases from 2024 had been resolved or withdrawn, and as such the calendar was clear for 2025.

Mr. Hammes reported that some case numbers would be assigned to subdivisions that do not make it to the Planning Commission agenda. If it appears that case numbers are skipped, that is why. The change is due to new software being implemented for online applications and record-keeping.

Adjournment

Mr. Atkins asked for a motion to adjourn. Ms. Cox made the motion. Mr. Arnold seconded the motion. The vote passed 4-0.

Mr. Atkins adjourned the meeting at 9:06 p.m.

Chairman

Addison Properties
3401 Enterprise Pkwy, Suite 410
Beachwood, Ohio 44122

12/20/2024

Michael J Hammes, AICP
City of Vandalia City Planner
333 James E. Bohanan Drive
Vandalia, Ohio 45377

RE: 7848 S Brown School Road – PUD Application Cover Letter

Mr. Hammes,

Addison Properties is pleased to submit the attached PUD Application for the property located at 7848 S Brown School Road. I would like to thank you, your staff, and the City of Vandalia for taking time to work with Addison Properties. The proposed PUD will provide a complimentary low density residential development in Vandalia. We look forward to presenting our revised plan to the Planning Commission in January.

The contents of this application are as follows:

Page 1: Vandalia Application for Public Hearing for Zoning Action or Code Amendment
Page 2: Proposed Development Plan
Page 3: Development Statement
Page 4: Montgomery County Department of Environmental Services - Will Serve Letter
Page 5: Vandalia-Butler City Schools – Letter of Support to Council
Page 6: Vandalia Fire Department – Email of Support For Proposed Cul De Sac Lengths
Page 7: Arbor Homes – Home Elevations
Page 8: Arbor Homes – Home Elevations
Page 9: Address List – Property Owners Within 200 Ft of Project
Page 10: Letter of Justification
Page 11: Arbor Homes – Community Specific Features

Additional Items Requested:

Page 1a: Address List – Property Owners Within 200 Ft of Project (Excel Document)
Page 1b: Declaration of Covenants, Conditions, Easements, and Restrictions (DCCR)

Please let me know if you have any questions or concerns upon review of this application.

Sincerely,

Addison Properties (Applicant)



Eddie Hunt, Vice President of Acquisitions & Development



Development & Engineering Services

Application for Public Hearing for Zoning Action or Code Amendment

Complete this page and follow the directions on page 2 for each of the following requests:

☐ Rezoning ☐ Cond Use ☒ Planned Unit Dev ☐ Similar Use Det ☐ Site Plan Rev/Mod

Applicant Name: Addison Properties, Attn: Eddie Hunt

Mailing Address: 3401 Enterprise Pkwy, Suite 410

Beachwood, OH 44122

Phone Number: (740) 404-1259

E-mail Address: eddie@addisonprops.com

Owner Name**: Jamie N. Spencer & Richard A. and Kimberly K. Ware

Mailing Address: 7848 S. Brown School Road

Vandalia, OH 45377

Phone Number: (937) 608-0650

OFFICE USE ONLY

Filing Date _____

Hearing Date _____

Case No. _____

**** If Applicant is other than
owner, written consent of
owner is required.**

Location of Use.

Street Address: 7848 S. Brown School Road, Vandalia, OH 45377

(north, south, east, west) side of S. Brown School Road, 2,566 feet

(north, south, east, west) from the intersection of Little York Road

Subdivision: N/A Lot No.: N/A Section: N/A

Case Description.

Present Zoning District: (A) Agriculture Total Acres: 85.05

Requested Zoning District (for rezoning requests only): Planned Unit Development (PUD)

Description of the existing use of property: The subject property is currently used as a single-family residence that is surrounded by woods and grass fields.

Description of proposed use of property: Addison Properties is proposing to develop a single-family residential subdivision.

Reason for Zoning Request or Code Amendment: Addison Properties plans to rezone the subject property in order to develop a single-family residential subdivision. A PUD zoning district allows Addison Properties to establish an approved development plan that cannot be altered without first obtaining approval from the Planning Commission and Council.

Eddie Hunt/Jamie Spencer 12/20/2024

Applicant/Owner Date

Zoning Administrator Date

FILING FEES (office use only):

Site Plan Review/Modification (\$104.00) _____

Similar Use Determination (\$104.00) _____

Conditional Use (\$312.00) _____

Planned Unit Development (\$520.00) _____

Planned Unit Dev. Amendment (\$260.00) _____

Rezoning (\$520.00) _____

Receipt No.: _____ TOTAL: _____

Follow The Directions Below for Application Submittal.

Code Amendment: Complete page 1 and include 7 copies of any other supplemental materials that may assist the board in making a decision.

Rezoning: *Complete page 1 and include 7 copies of a plan that outlines the subject parcels and illustrates the surrounding zoning districts.*

Conditional Use: *Complete page 1 and 2 and include 7 copies of a site plan drawn to scale, which includes the following; shape and dimensions of the lot(s), buildings and accessory structures, parking and loading areas, traffic circulation, open spaces, landscaping, signage, utilities, refuse and service areas and a rendering of the proposed building(s).*

Planned Unit Development: *Complete pages 1, 3 and, 4. Include 7 copies of the supporting documents listed on pages 3 and/or 4.*

**Any zoning approval granted by the City is given solely with respect to compliance with the City of Vandalia Zoning Code. The property may be subject to private restrictions including but not limited to recorded Covenants, Restrictions or Declarations that may be applicable notwithstanding any City zoning approval and may require separate approval not involving the City. Applicant is solely responsible for compliance with any such private restrictions*

COMPLETE THIS SECTION FOR CONDITIONAL USE REQUESTS.

Please provide a narrative statement evaluating the effects on adjoining property; the effect of such elements as traffic, noise, glare, odor, fumes and vibration on adjoining property; a discussion of the general compatibility with adjacent and other properties in the district.

This image shows a single sheet of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page. There are approximately 20 lines visible. The paper appears to be a standard notebook page.

Is the proposed use in harmony with the general purposes and intent of the Zoning Code and does the proposed use comply with the general guidelines and regulations for the district in which it is located?

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

COMPLETE THIS SECTION FOR A PLANNED UNIT DEVELOPMENT (PUD).

Underlying Zoning: 85.05 Acres of Agriculture District (A); _____ Acres of _____;
_____ Acres of _____ = Total Acreage: 85.05

Is an amendment of the underlying zoning part of this application? ☒ YES ☐ NO
If yes, please explain. This application will change the zoning of the subject property from A (Agriculture)
to PUD and effectively alter the development standards that currently apply to the property.

Phasing:

Number ¹ _____ Start Date 12/2025; Finish Date 3/2027; Total Acres 16 Acres
Uses Single-Family Residential
Amenities N/A
Number ² _____ Start Date 12/2026; Finish Date 3/2028; Total Acres 23
Uses Single-Family Residential
Amenities N/A
Number ³ _____ Start Date 12/2027; Finish Date 3/2029; Total Acres 12
Uses Single-Family Residential
Amenities Mowed/Mulch Walking Path/Nature Trail
Number ⁴ _____ Start Date 12/2028; Finish Date 3/2030; Total Acres 15
Uses Single-Family Residential
Amenities Mowed/Mulch Walking Path/Nature Trail

Density:

Residential: Maximum number of dwelling units proposed 167 / 85.05 acres.
Non-Residential: Maximum number of dwelling units proposed 0 / 0 acres.

Streets:

Public streets proposed: 5,750 linear feet. Minimum lighting N/A f.c.
Private streets proposed: N/A linear feet. Minimum lighting N/A f.c.

Open Space (for residential developments only):

Acreage to be dedicated as City parkland: N/A Acres.
Common open space held by Homeowner's Association: 39.68 Acres.
Impervious surface coverage: 20.92 Acres / 85.05 Total Acres = 24.5 %

Please include the following supporting documents with requests for PUD approval:

1. **Vicinity Map** (1" = 1000' minimum scale)
2. **Existing Characteristics Map** (proposed plan boundary line, existing property lines, underlying zoning, right of way, easements, public properties, elevation contours, national flood insurance floodways and flood fringe and federal jurisdictional wetlands)
3. **Proposed Plan/Plat** (proposed plan boundary line, phasing boundaries and designations, streets (public or private), bikeways, sidewalks, zoning, water, sanitary sewer, and storm drainage improvements, residential buildings, non-residential buildings, setbacks, parking, loading, dumpster locations, signs and recreational or other amenities)
4. **Preliminary Grading Plan** (any area cleared, structure demolished and erosion/sedimentation control structures installed)
5. **Preliminary Landscaping Plan** (mounding, screening and generic plant materials)
6. **Development Statement** (discussion of the following: compatibility with surroundings, access, public utilities provided, ownership, access and provision of maintenance for common areas such as open spaces parking & other amenities)
7. **Conceptual Elevations** (building materials and design principals to be applied to the development)
8. **Proposed covenants, deed restrictions and association bylaws**

COMPLETE THIS SECTION FOR A PUD MAJOR OR MINOR AMENDMENT

Turn in the following items for a complete application.

A. SITE PLAN-- Must submit five copies

The applicant/owner shall provide a site plan drawn to scale which shows the following, *if applicable*:

1. Property/Boundary lines
2. Exterior lot dimensions
3. Size and location of all existing structures
4. Location and size of proposed new construction
5. Setbacks of all structures from property boundary lines.
6. Distance between structures.
7. Show location of any and all streets, alleys, right-of-ways and easements that are contiguous to the property requesting the Variance.
8. Open space, landscaping, signage
9. Photos or graphics that illustrate proposed project

B. LIST OF PROPERTY OWNERS

Provide a list of all property owners (as recorded in the Montgomery County Auditor's office) within 200 ft. of the boundaries of the property being considered.

Example:

<u>Property Address</u>	<u>Parcel I.D. #</u>	<u>Owner Name</u>	<u>Owner Mailing</u>
123 Clubhouse Way	B02 00000 0000	Carol Smith	124 Green Way
345 Brown School Rd.	B02 11111 1111	Fred Jones	Vandalia, OH 45377 345 Brown School Rd.

C. LETTER OF JUSTIFICATION

The applicant shall submit a letter of justification that describes the request for the Major Amendment. The letter shall describe why the amendment is necessary and how it relates to the approved plan and/or Comprehensive Plan.

Addison Properties
3401 Enterprise Pkwy, Suite 410
Beachwood, Ohio 44122

Development Statement

Compatibility With Surroundings

The subject property is located in a residential neighborhood that is primarily surrounded by various types of residential zoning districts. The districts are shown on the city's official zoning map and include Agriculture (N, W, S), RSF-1 (N, S), RSF-2 (W), RSF-4 (W), and a residential Planned Unit Development District (S). Directly to the east of the subject property on the other side of the railroad tracks, is primarily zoned Industrial and Highway Business.

The City of Vandalia 2020 Comprehensive Plan designates all the land on either side of S Brown School Road, between Interstate 70 (N) and Little York Road (S), as Low Density Residential in the Future Land Use Plan. Low Density Residential is further defined as providing a variety of single-family homes (detached and attached) of various house and lot sizes. Neighborhoods should provide housing options for those of all ages and family types with access to nearby parks and commercial amenities. (Pg 55 and 56; Comprehensive Plan)

The proposed residential development is compatible with the existing use of the surrounding area and aligns with the long-term goals of the city's comprehensive plan. The proposed development will provide an alternative housing option that does not currently exist along S. Brown School Road, South of I-70. The homes will be constructed of quality materials, aesthetically pleasing, and designed to satisfy the needs of new home buyers. Homeowners will be within walking distance of the City's existing parks and commercial districts.

Access

Addison Properties is working in cooperation with the Vandalia Planning and Zoning Department to ensure that adequate improvements are made to the existing roadway infrastructure to help minimize the impact of additional traffic that will result from the proposed development. The development plan includes improvements on S. Brown School Road that mirror the improvements that exist west of the roadway centerline. A public sidewalk will run along the east side of S Brown School Road connecting the north and south end of the proposed development to each other and to the Foxfire Subdivision across the street. All improvements will comply with the City of Vandalia zoning codes and require final approval from the building and engineering departments.

Three new access points are proposed along the east side of S Brown School Road. All three access points will coordinate with existing roads and will comply with the City's access management guidelines. Final design and approvals will be obtained through the City of Vandalia.

Multiple points of ingress/egress serve as a positive safety and traffic management design feature. From a safety perspective, they provide emergency personnel with more than one point of entry when responding to calls from within the subdivision. From a traffic management perspective, multiple entry points help disburse traffic that is entering or exiting the subdivision from or onto S Brown School Road. The length of the cul de sac has been designed in accordance with the City's guidelines to minimize safety concerns.

Addison Properties

3401 Enterprise Pkwy, Suite 410
Beachwood, Ohio 44122

Public Utilities Provided & Services

The proposed development will not impose an undue burden on public services such as utilities, fire, school, and police protection.

Addison Properties has coordinated with the Montgomery County Department of Environmental Services regarding water and sanitary sewer service to the site. The County has completed a preliminary review of our plans and provided a letter of support showing they have adequate capacity for the proposed project. They note public water and sanitary sewer mains are available along the west side of S Brown School Road. Please see their letter of support attached.

Addison Properties was able to obtain a letter from the Vandalia-Butler City Schools District to the City of Vandalia Council, dated October 21, 2024, showing support for the proposed project. In summary, the School District believes that the proposed residential growth will lead to positive outcomes for the District. They note that the benefits of residential growth outweigh the challenges. Please see their letter of support attached.

Addison Properties has coordinated with City staff in the design of the proposed plans to ensure safety forces are taken into consideration as well. Multiple entrances have been designed for the southern half of the proposed neighborhood to allow an alternative means of ingress/egress in the event of an emergency. In addition, the length of the cul de sac has been designed to meet the City's design standards as they pertain to safety forces. Waterline lines and fire hydrants will be incorporated into the plans as well to ensure that fire protection is available to every home. Please see an email from the Vandalia Fire Department in support of the proposed Cul De Sacs attached.

Ownership

Jamie N. Spencer is the current owner of the proposed development site. Addison Properties is in contract to purchase the property from Mr. Spencer and his partners; however, closing on the property is subject to Addison Properties getting full plan approval from the City of Vandalia and the Montgomery County Environmental Services. Once approved, Addison Properties will immediately close on the land and begin developing the proposed residential subdivision.

There are four phases to the proposed development, each of which will be purchased by Arbor Homes upon completion. Once purchased, Arbor Homes plans to construct new homes on each lot and sell the newly developed lot to a homeowner. In the end, all the proposed lots will be owned by individual homeowners and the common areas will be owned and maintained by a professional Homeowners Association (HOA) that will be established by the developer and transferred to the builder.

Access & provisions for maintenance of common areas

The proposed residential subdivision will have 39.68-acres of open space common area that will be owned and maintained by a professionally managed Homeowners Association (HOA). Approximately sixty-three percent (63 %) of the proposed common area will be preserved in its natural wooded state while the remaining thirty-seven percent (37%) is planned to be maintained as open green space.

Addison Properties

3401 Enterprise Pkwy, Suite 410
Beachwood, Ohio 44122

Access to all common areas will be provided so the HOA can maintain the stormwater detention ponds, walking trails, signage, trees, and grass areas. Areas that are not directly adjacent to the public right-of-way will be accessed via paths that connect the green space to the public right-of-way between the homes at the ends of each cul de sac. Additional access will be provided to the southeast corner of the development via a path between homes on the outside of the proposed road. All stormwater features will be maintained in accordance with the approved Stormwater Management Plan, which is incorporated into the Declaration of Covenants, Conditions, Easements, and Restrictions for the proposed subdivision.



DEPARTMENT OF ENVIRONMENTAL SERVICES

MONTGOMERY COUNTY ENVIRONMENTAL SERVICES

1850 Spaulding Road
Kettering, Ohio 45432
937-781-2500

www.mcoho.org/water
www.mcswd.org

COUNTY COMMISSIONERS

Judy Dodge
Deborah A. Lieberman
Carolyn Rice

COUNTY ADMINISTRATOR

Michael B. Colbert

DEPARTMENT DIRECTOR

Matt Hilliard

November 20, 2024

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

Subject: Public Water and Sanitary Sewer Availability
7848 S Brown School Road

Dear Sir or Madam:

Montgomery County Environmental Services would serve the subject development with public water and sanitary sewers. Public water and sanitary sewer mains are available as shown on the attached atlas sheet.

All mainline extensions and services are to be designed and constructed in accordance with the Montgomery County Environmental Services Rules and Regulations and Specifications.

Should you have any questions please contact me.

Regards,

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

Attachments: Water and Sanitary Sewer atlas sheet





October 21, 2024

Dear City of Vandalia Council,

On behalf of Vandalia-Butler City Schools, we are writing to express our thoughts and considerations on the topic of the potential new residential housing development next to the Foxfire housing development.

The following is the information as we know it:

- There are a proposed 174 houses for this development.
- There is no proposed abatement of taxes for the development.

As we consider this matter, we must consider the potential challenges as well as the benefits that could arise from such a development.

First, the challenges:

- Additional homes of this magnitude could bring in a surge of students to the District which could affect space in some of our buildings, particularly Smith and Morton.
- These additional students could pose challenges with space inside the buildings as well as additional traffic flow concerns at Smith.
- The potential increase of students could add costs such as for staffing, and space solutions such as modular classrooms.

The benefits, as we see it, are:

- With no proposed abatements, the District will receive its due income from property taxes.
- New, additional homeowners in the District would benefit taxpayers in the District, as more people will pay taxes which will lower the amount current taxpayers are paying.
- Additional students in the District would positively benefit our state funding formula and the amount of money we receive from the state in per pupil funding.
- These things would be an overall positive for District finances, even with the potential costs of adding staff and creatively addressing the potential space issues in buildings, particularly Smith and Morton.

In light of these considerations, it is our belief that new residential growth would lead to positive outcomes for the District. While there are definite challenges as noted above, we believe we could address those challenges in order to reap the financial benefits expressed above.

Thank you for considering our perspective on this critical issue. We look forward to engaging in further discussions as this issue is considered.



Sincerely,

Vandalia-Butler City Schools

A handwritten signature in black ink, appearing to read "Rob O'Leary".

Rob O'Leary, Superintendent

A handwritten signature in black ink, appearing to read "Eric Beavers".

Eric Beavers, Treasurer/CFO

A handwritten signature in black ink, appearing to read "Holly Herbst".

Holly Herbst, Board of Education President

Michael Hammes

From: Ben Graham
Sent: Friday, December 13, 2024 3:33 PM
To: Eddie Hunt
Cc: Michael Hammes
Subject: FW: 7848 South Brown School Road

Hi Eddie,

Please see the attached email from Fire Marshal Jacobs.

Very Respectfully,

Ben Graham, MPA
Zoning and Planning Coordinator

City of Vandalia, Ohio
333 James E. Bohanan Dr.
Vandalia, OH 45377
937-898-3750 Office
937-415-2329 Direct
937-415-2319 FAX



vandaliaohio.org



This e-mail and any files transmitted with it are confidential. If you are not a named addressee you should not disseminate, distribute or copy this e-mail. Please notify the sender immediately by e-mail if you have received this e-mail by mistake. If you are not a named addressee you should not disseminate, distribute or copy this e-mail. Please notify the sender immediately by e-mail if you have received this e-mail by mistake. If you are not a named addressee you should not disseminate, distribute or copy this e-mail. Please notify the sender immediately by e-mail if you have received this e-mail by mistake.

From: Scott Jacobs <sjacobs@vandaliaohio.org>
Sent: Friday, December 13, 2024 2:31 PM
To: Ben Graham <bgraham@vandaliaohio.org>
Cc: Chad Follick <cfollick@vandaliaohio.org>; Patrick Fink <pfink@vandaliaohio.org>
Subject: RE: 7848 South Brown School Road

Good afternoon Ben, after discussing this with Chief Follick, we will approve the additional length of the cul-de-sac running across from foxfire. Please let me know if you have any further questions.

Scott Jacobs
Fire Marshal

City of Vandalia, Ohio
8705 Peters Pike.
Vandalia, OH 45377
937-665-1282 Office
937-898-2261 Main Line



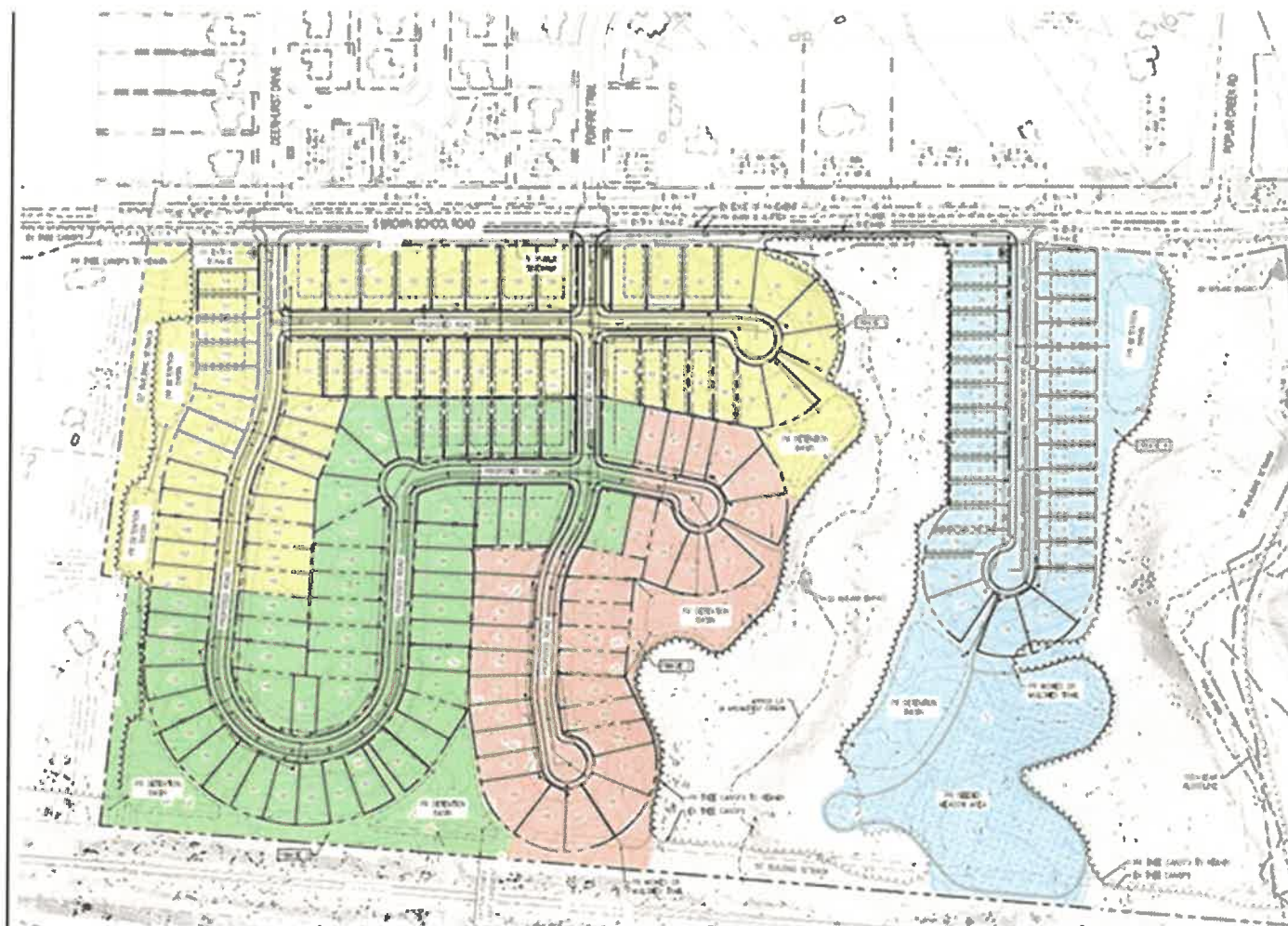
This email and any files transmitted with it are confidential and intended solely for the individual named. If you are not the named addressee you should not disseminate, distribute or copy this e-mail. Please notify the sender immediately by e-mail if you have received this e-mail by mistake. If you are not the named addressee you should not disseminate, distribute or copy this e-mail. Please notify the sender immediately by e-mail if you have received this e-mail by mistake. If you are not the named addressee you should not disseminate, distribute or copy this e-mail. Please notify the sender immediately by e-mail if you have received this e-mail by mistake.

From: Ben Graham <bgraham@vandaliaohio.org>
Sent: Friday, December 13, 2024 11:00 AM
To: Scott Jacobs <sjacobs@vandaliaohio.org>
Cc: Michael Hammes <mhammes@vandaliaohio.org>
Subject: 7848 South Brown School Road

Hi Scott,

The last time we spoke, I remember you saying that Fire Department was fine with the two longer cul-de-sacs for this potential development as long as they had adequate hydrants. The cul-de-sac along Poplar Creek will be 737 feet and the cul-de-sac running across from Foxfire Trail will be 683 feet. The zoning code permits a maximum of 600 feet.

Would you be able to provide me a letter or email stating that fire department is fine with the longer cul-de-sacs, and any requirements the developer would need to meet to satisfy these longer cul-de-sacs?



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



Addison Properties
3401 Enterprise Pkwy, Suite 410
Beachwood, Ohio 44122

Letter of Justification

The City of Vandalia's Comprehensive Plan envisions a community that defines and enhances its identity locally and regionally. Key goals include promoting diverse housing options, enhancing existing landmarks and corridors, improving connectivity between neighborhoods and parks, and preserving green space. We believe the proposed residential development (Riverdale) aligns with these objectives and brings Vandalia closer to achieving them.

The Comprehensive Plan designates the future land use for both sides of S Brown School Road as "Low Density Residential" which is further defined as an area with a variety of single-family homes, both detached and attached, with various house and lot sizes. Proposed residential subdivisions are envisioned as having homes with a variety of architectural features using quality materials, a site design that preserves environmentally sensitive areas, and connectivity for safe and comfortable walking, biking, and driving across all ages and abilities.

Planned Unit Development standards provide the City with a zoning mechanism that defines details for the proposed development. The Riverdale PUD, when combined with the surrounding neighborhoods, embodies the City's future land use plan along S Brown School Road. Diverse housing options with various house and lot sizes, the enhancement of corridors, connectivity between neighborhoods and parks, and the preservation of green space are all components of the proposed plan when combined with the surrounding neighborhoods. This PUD is the missing component of the existing land use along S Brown School Road and creates a community that fits both the desires of the City Comprehensive Plan and the neighboring developments.

The builder for Riverdale, Arbor Homes, is committed to constructing homes that uphold the value and integrity of the surrounding neighborhoods and meet the needs of the modern-day home buyer. Arbor has agreed to enforcing "Anti-Monotony Language" in the proposed subdivision and has incorporated a list of "Community Specific Features", that highlights their commitment to providing homes with quality building materials, design features, and landscaping, in the Declaration of Covenants, Conditions, Easements, and Restrictions. The homes that will be built within the proposed subdivision will incorporate the features outlined in their commitment as minimum design standards. Please see Arbor Homes' "Anti-Monotony Language" and "Community Specific Features" attached.

The houses that Arbor Homes will construct, when combined with the lots that are proposed, will provide modern-day home buyers with housing options that do not currently exist within the City of Vandalia. Riverdale will provide existing Vandalia residents, as well as new potential residents, high quality options in a new neighborhood. The PUD provides detailed restrictions and guidelines including lot sizes, site density, and home finishes. The development will be a positive addition to the community while complying with the City Comprehensive Plan.



Riverdale
Vandalia Ohio

Community Specific Features:

- Dimensional shingles on all homes.
- Minimum of 6/12 roof pitch.
- Minimum of brick wainscot on the front elevations, additional brick at the customers options, as per our standard elevations.
- Siding Materials will be fiber cement, wood and vinyl siding. Vinyl siding will be an upgraded 0.044 thick siding.
- Photocell controlled coach lights at each garage.
- Sodded front yards (side and rear are customer options).
- Landscape package with a tree in each front yard, bushes and shrubs in each front yard and an additional tree on the corner lots.
- Professionally Managed Homeowners Association.
- The 80 ft lots along Brown School Road will be limited to homes of 1,400 square feet and larger.

Anti-Monotony Language:

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

Michael Hammes

From: Kurt Althouse
Sent: Tuesday, December 31, 2024 11:17 AM
To: Michael Hammes; Brandon Sucher
Cc: Ben Graham; Rob Cron; Mark Schwieterman; Eddie Hunt; Ben Walker
Subject: RE: Addison Properties Development - South Brown School Road

Categories: Projects / Applications / Applicants

Mike,

I reviewed the proposed residential development on South Brown School Road. It is my belief that the addition of these residential properties in the police department's "south beat" would not create any significant increase in calls for service that would result in an undue burden or strain on police resources or staffing. In reviewing calls for service over the past two years, specifically to new residential properties such as the recent Redwood Development, the police department has not experienced any significant increase in calls for service.

The only concern I would have and would seek a traffic study, should this residential development materialize, is the need to adjust the speed limit on South Brown School Road. With the addition of three access points from the Addison Properties Development onto Brown School Road, there will be an increase in vehicles entering/departing from these side roads which would increase the number of slower vehicles turning into or departing from these side roads. Based on the traffic study and as this development would materialize, I would advocate for lowering the speed limit on South Brown School Road from 40 mph to 35 mph to prevent and/or reduce traffic crashes.

Please let me know if you have any questions.

Kurt

From: Michael Hammes <mhammes@vandaliaohio.org>
Sent: Tuesday, December 31, 2024 9:51 AM
To: Kurt Althouse <kalthouse@vandaliaohio.org>; Brandon Sucher <bsucher@vandaliaohio.org>
Cc: Ben Graham <bgraham@vandaliaohio.org>; Rob Cron <rcron@vandaliaohio.org>; Mark Schwieterman <mschwieterman@vandaliaohio.org>; Eddie Hunt <eddie@addisonprops.com>
Subject: Addison Properties Development - South Brown School Road

Chief,

As you'll recall, Addison Properties has filed a PUD application for the 80+ acre property across from the Foxfire subdivision. The proposal is scheduled for Planning Commission review on January 14th.

The entire application is available on the network, but I have attached the relevant documents for your review. The applicant has requested that a recommendation from the Police Division be included in the staff report.

At your convenience, could you review the proposed development and advise me of any concerns or objections? Could you also advise me as to any concerns you anticipate with serving the area (given the additional housing proposed)?

Thanks in advance. Please let me know if you have any questions.

Best,

Mike Hammes



Michael J Hammes, AICP

City Planner

City of Vandalia, Ohio

333 James E. Bohanan Dr.

Vandalia, Ohio 45377

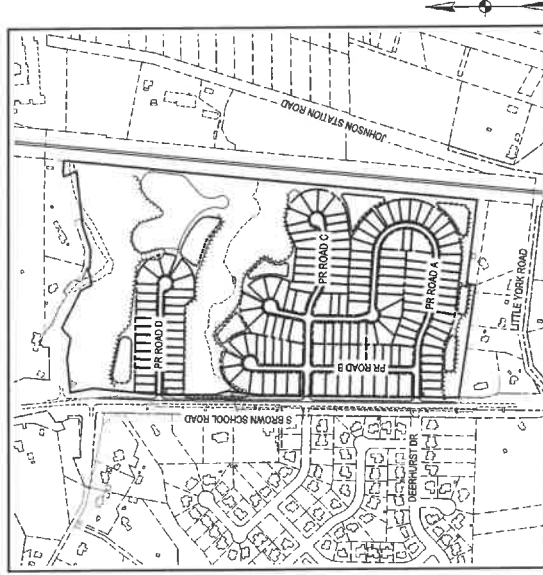
(937) 415-2301 Office

mhammes@vandaliaohio.org

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

PROJECT DESCRIPTION

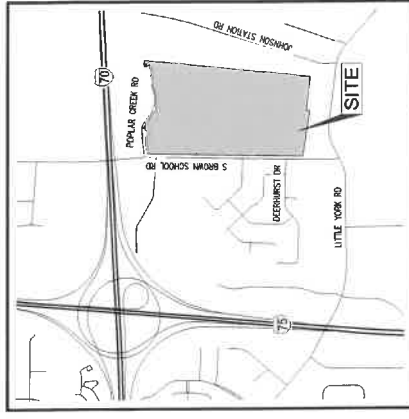
DEVELOPMENT OF A 162 LOT RESIDENTIAL SUBDIVISION WITH ASSOCIATED RETENTION, UTILITIES, AND LANDSCAPING.



INDEX MAP
SCALE: 1" = 400'

INDEX OF SHEETS

COVER SHEET	1
EXISTING CONDITIONS & EXISTING PLAN	2
PRELIMINARY SITE PLANS	3-7
PROPOSED SITE PLAN	8
PROPOSED LANDSCAPE PLAN	9
ENTRY FEATURE DIMENSIONS	10
SCALED DETAILS	11
PROPOSED SITE PLAN	12

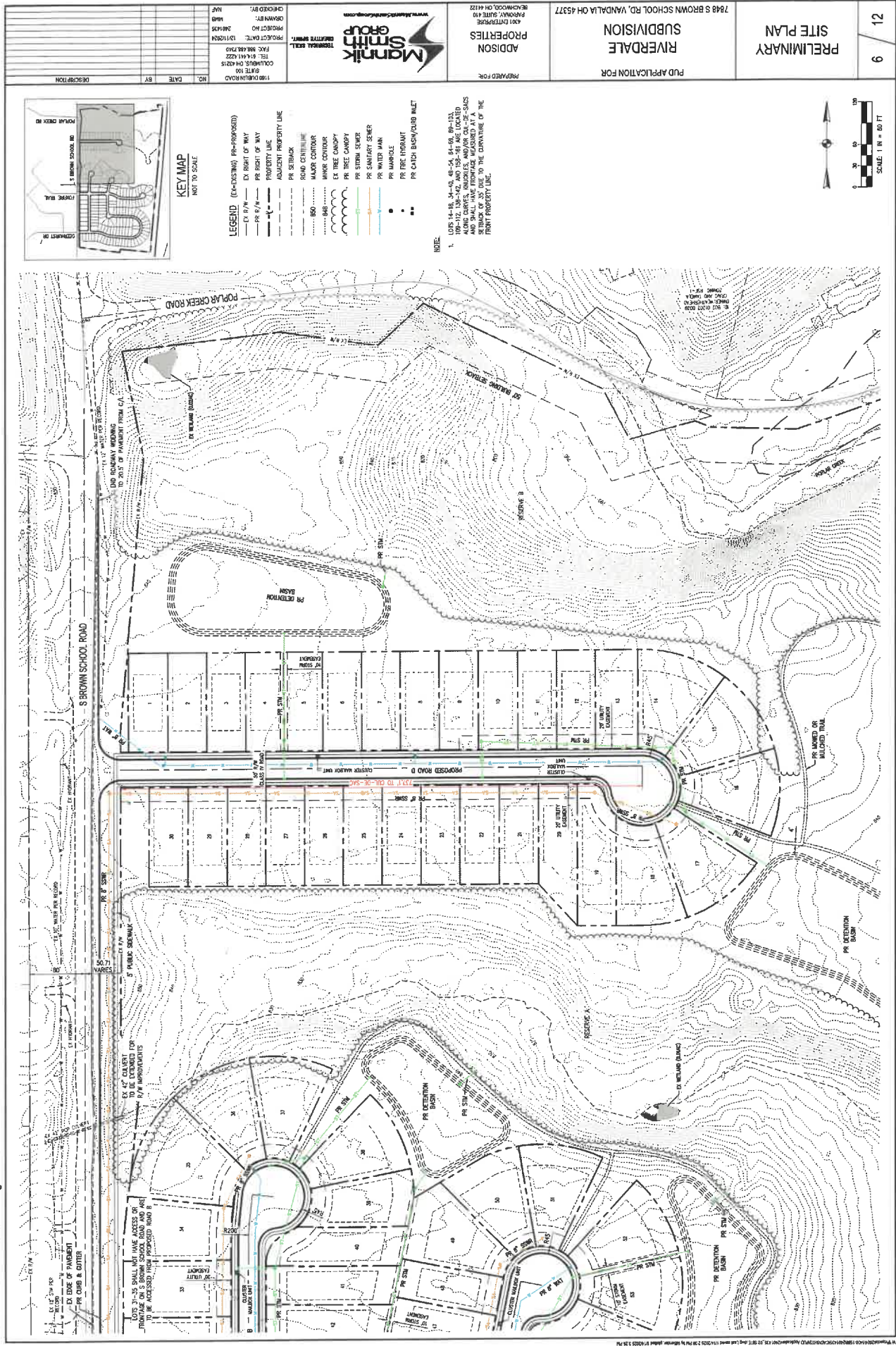


VICINITY MAP
SCALE: 1" = 1,000'

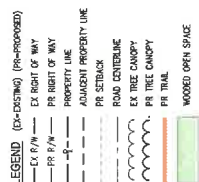
ENGINEER OF RECORD



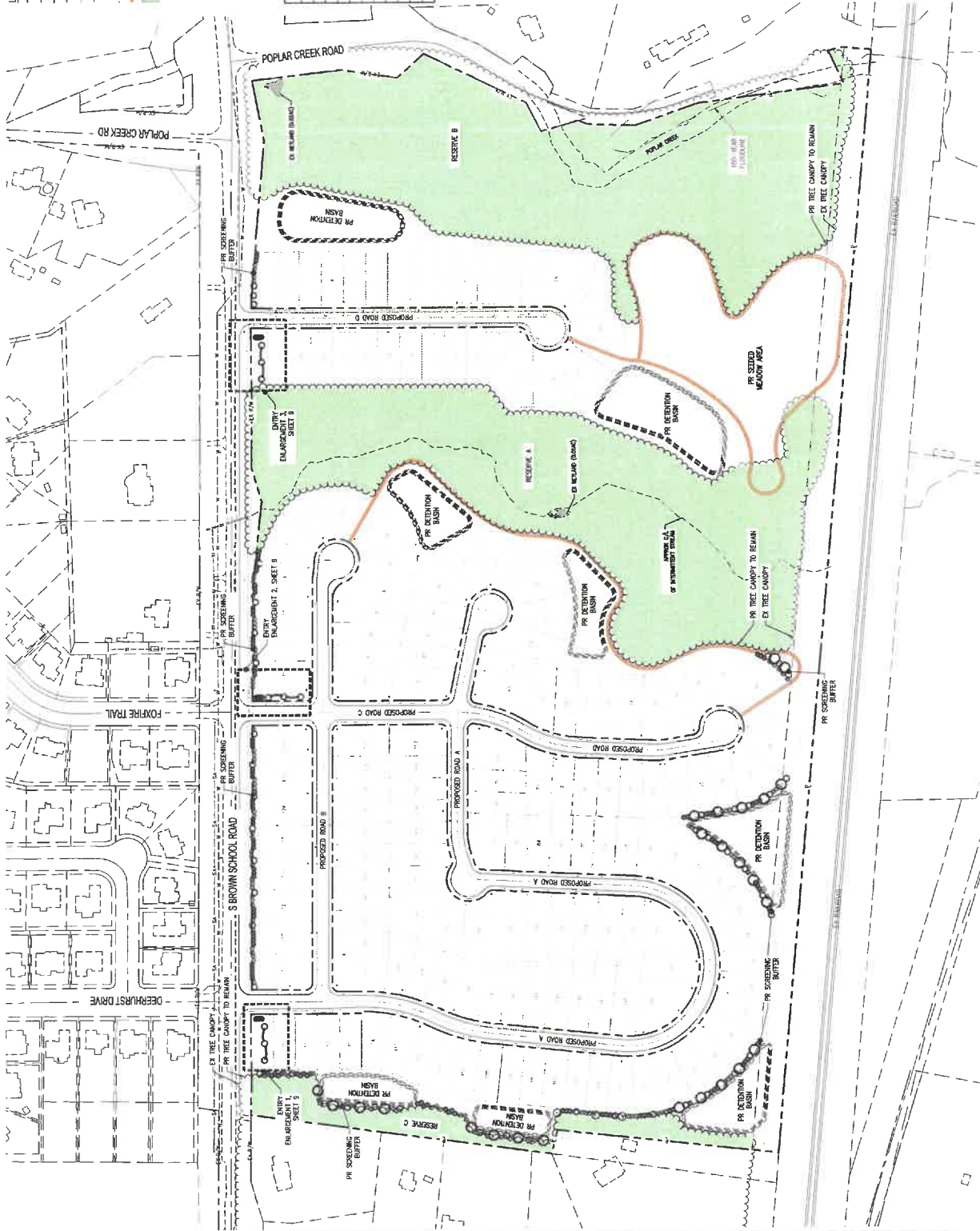
DATE	BY	REVISION DESCRIPTION	PROJECT NO.	PROJECT DATE
			249455	12/11/24
			1	12







SITE DATA	
CROSS AREA:	±85.05 ACRES
GRASS OPEN SPACE:	±39.88 AC / 56.03%
WOODED OPEN SPACE:	±25.27 AC / 29.71%
RESERVE A	±11.36 AC
RESERVE B	±12.05 AC
RESERVE C	±1.89 AC
RESERVE D	±2.80 SF / ±0.07 AC
OPEN GREEN SPACE:	±14.41 AC / 16.94%
SEEDED MEADOW:	±3.97 AC
TOTAL DEFENTION AREA:	220,096 SF / 5.08 AC
TOTAL MARCH TRAIL LENGTH:	4,500 LF



RENDERED
SITE PLAN

PUD APPLICATION FOR
RIVERDALE
SUBDIVISION
7848 S BROWN SCHOOL RD, VANDALIA OH 45377

ADDISON
PROPERTIES
4001 ENTERPRISE
PARKWAY, SUITE 410
BEACHWOOD, OH 44122

ADDISON
PROPERTIES
4001 ENTERPRISE
PARKWAY, SUITE 410
BEACHWOOD, OH 44122



PROJECT DATE:	12/11/2024
PROJECT NO:	2501435
DRAWN BY:	MAH
CHECKED BY:	MAH

[illegible]

the aspen II

ELEVATION OPTIONS

ELEVATION A



SHOWN WITH BRICK OPTION A

ELEVATION B



SHOWN WITH BRICK OPTION B

ELEVATION C



SHOWN WITH BRICK OPTION C

ELEVATION D



SHOWN WITH BRICK OPTION A

ELEVATION E



SHOWN WITH BRICK OPTION B



2,176+ sq.ft.
2 STORY
4 BEDROOMS
2.5 BATHS
2 CAR GARAGE



ELEVATION OPTIONS

the **cooper**

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



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

ELEVATION A



SHOWN WITH BRICK OPTION A

ELEVATION B



SHOWN WITH BRICK OPTION B

ELEVATION C



SHOWN WITH BRICK OPTION C

ELEVATION D



SHOWN WITH BRICK OPTION A

ELEVATION E



SHOWN WITH BRICK OPTION B



2,343+ sq.ft.
2 STORY
4 BEDROOMS
2.5 BATHS
2 CAR GARAGE



ELEVATION OPTIONS



ELEVATION A



ELEVATION A

SHOWN WITH BRICK OPTION A



ELEVATION B



ELEVATION B

SHOWN WITH BRICK OPTION B



ELEVATION C



ELEVATION C

SHOWN WITH BRICK OPTION C



the **ashton**

1,356+ sq.ft.
RANCH
3 BEDROOMS
2 BATHS
2 CAR GARAGE



ELEVATION OPTIONS

ELEVATION A



SHOWN WITH BRICK OPTION A

ELEVATION B



SHOWN WITH BRICK OPTION A

ELEVATION C



SHOWN WITH BRICK OPTION A

ELEVATION D



SHOWN WITH BRICK OPTION A

ELEVATION E



SHOWN WITH BRICK OPTION A

the **bradford**



1,611+ sq.ft.
RANCH
3 BEDROOMS
2 BATHS
2 CAR GARAGE



ELEVATION OPTIONS

ELEVATION A



SHOWN WITH BRICK OPTION A

ELEVATION B



SHOWN WITH BRICK OPTION A

ELEVATION C



SHOWN WITH BRICK OPTION A

ELEVATION D



SHOWN WITH BRICK OPTION A

ELEVATION E



SHOWN WITH BRICK OPTION A

the **chestnut**



1,801+ sq.ft.
RANCH
3 BEDROOMS
2 BATHS
2 CAR GARAGE



ELEVATION OPTIONS



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



ELEVATION OPTIONS

the juniper



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



ELEVATION OPTIONS



ELEVATION A

SHOWN WITH BRICK OPTION A



ELEVATION B

SHOWN WITH BRICK OPTION B



ELEVATION C

SHOWN WITH BRICK OPTION C



ELEVATION D

SHOWN WITH EXTERIOR PORCH AND BRICK OPTION B



ELEVATION E

SHOWN WITH BRICK OPTION A



ELEVATION F

SHOWN WITH BRICK OPTION A



ELEVATION E SHOWN WITH BRICK OPTION A

the **palmetto**

- 2,581+ sq.ft.
- 2 STORY
- 4 BEDROOMS
- 2.5 BATHS
- 2 CAR GARAGE



ELEVATION OPTIONS

ELEVATION A



ELEVATION A



SHOWN WITH BRICK OPTION B

ELEVATION B



ELEVATION B



SHOWN WITH BRICK OPTION A

ELEVATION C



ELEVATION C



SHOWN WITH BRICK OPTION C

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 14th, 2025
SUBJECT: PC 25-0001 – Planned Unit Development – Supplemental Letters

This office has received comments from other offices, agencies, and members of the public regarding Rezoning Case PC 25-0001.

The following letters were received from the public. These are listed in the order received.

1. Kimberly Bish, 792 Foxfire Trail
2. Ed Burke
3. Robert & Gloria Shanahan, 7733 South Brown School Road
4. Tom & Bridget Johnson, 4432 Poplar Creek Road
5. Tanya Brown, 4428 Poplar Creek Road
6. Tammy Weatherhead, 4555 Poplar Creek Road
7. Kenneth Wood, 730 Deerhurst Drive
8. Sharon Hamby, Poplar Creek Road
9. Alex Gonter-Dray, 751 Foxfire Trail
10. Patricia Tackett, 7771 Johnson Station
11. Christopher & Amy Vanderhorst, 4393 Little York Road (Resubmitted)

In addition, the following agency letters were received prior to January 10th, 2025, and have already been included with the application materials.

1. Kenneth Stewart, P.E., Montgomery County Environmental Services
2. Rob O’Leary, Superintendent, Vandalia-Butler City School District
3. Scott Jacobs, Fire Marshal, Vandalia Fire Division
4. Kurt Althouse, Chief, Vandalia Police Division

Michael Hammes

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



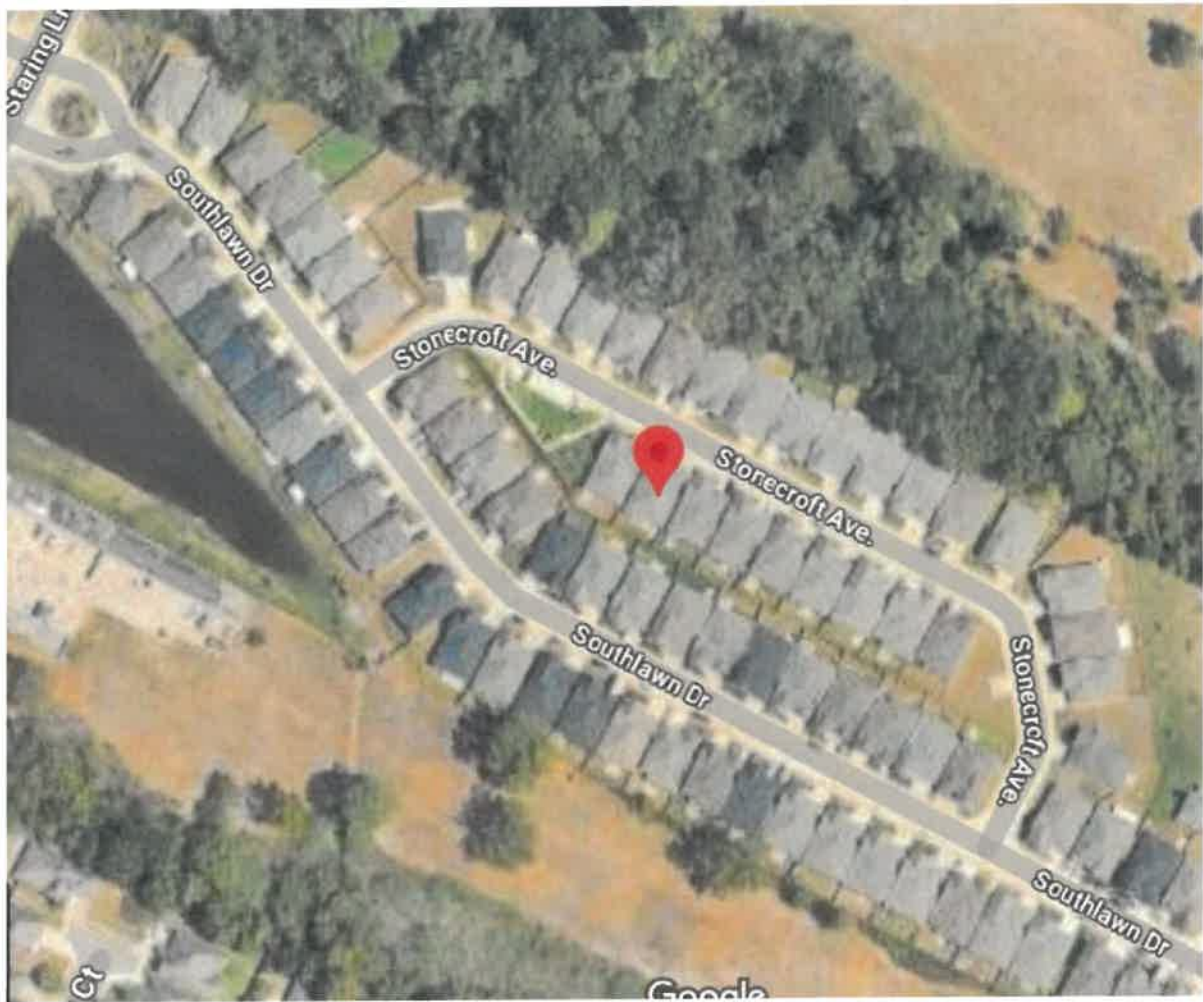
- The surge in additional cars will be **in addition to the new development behind the Foxfire subdivision** as well as the increased traffic with delivery services (UPS, FedEx, Amazon, Doordash, etc.) as well as other service and maintenance services.
 - Additional/modifications of traffic lights at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

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

From: DES Permits
Sent: Monday, January 13, 2025 3:14 PM
To: Michael Hammes; Ben Graham
Subject: FW: Concerning case PC 25-0001

From: Ken Wood <n5nx.tx@gmail.com>
Sent: Monday, January 13, 2025 3:12 PM
To: DES Permits <permits@vandaliaohio.org>
Subject: Concerning case PC 25-0001

[EXTERNAL EMAIL]

Concerning case PC 25-0001

I object to the proposed plan. The lots and houses are too small.

I lived in a city in North Texas, 'The Colony', with similar small lots and small houses. I know that you have official approval from the police and fire departments, but let me share with you my experience from Texas. Because the houses were small, the garage was quite often used as another room or for storage. So cars were parked in the driveway. Households with several cars often parked the additional cars on the street. As a result, some neighborhoods had so many parked cars that the road was essentially one way. Worse, the Fire Department kept a map showing streets that a fire truck could NOT go down because there was not enough room. The final result was an area that was unattractive and unsafe.

Imagine how upset residents would be if there was a fire and the fire department could not access the home. And imagine the additional premiums residents would pay for homeowners insurance because of the additional risk. If this development is approved, it should be approved with wider streets.

I also object because the small lots and houses are not consistent with the existing Foxfire development on the other side of Brown School Road. I also object to the loss of the open land there. First, because it will impact the existing wildlife. Second, because I have experience with Plano Texas, a city that is 100% built out. Driving through Plano all you see is miles and miles of houses and strip shopping centers. The city no longer has the aesthetic appeal that brought people to the area 30 years ago. I'd hate to see Vandalia lose it's aesthetic appeal.

Finally, from a traffic perspective, I've seen morning rush hour traffic backup from Little York Road to Brown School @ Deerhurst Drive. And whenever there are major issues on Interstate 70, US 40 carries

the overflow. Large trucks proceed down Brown School to Little York to Webster to get to Interstate 75. A traffic light is going to be needed at one of the entrances to the proposed development.

Sincerely,

-Dr. Kenneth Wood
730 Deerhurst Drive

Michael Hammes

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 II	Spruce	Palmetto	Cooper	Norway	Empress
Harp er Cree k	Brookville	Brookville LSD	\$ 274,990	\$ 287,990			\$ 284,990	\$ 292,990	\$ 308,990	\$ 303,990	\$ 320,990	\$ 328,990	\$ 330,990	\$ 334,990
Evergreen Trace	Brookville	Brookville LSD	\$ 272,990	\$ 284,990	\$ 255,990		\$ 281,990	\$ 289,990	\$ 305,990	\$ 299,990	\$ 317,990	\$ 324,990	\$ 329,990	\$ 331,990
Woods of Beaver creek	Beavercreek	Beavercreek CSD	\$ 329,990	\$ 334,990					\$ 345,990	\$ 348,990		\$ 374,990	\$ 375,990	\$ 378,990
Hunters Path	Clayton	Northmont CSD	\$ 264,990	\$ 278,990	\$ 253,990	\$ 244,990	\$ 276,990	\$ 286,990	\$ 299,990	\$ 296,990	\$ 312,990	\$ 320,990	\$ 323,990	\$ 327,990
Concord Meadows	Union	Northmont CSD	\$ 249,990	\$ 261,990	\$ 236,990	\$ 231,990	\$ 267,990	\$ 276,990	\$ 277,990	\$ 277,990	\$ 290,990	\$ 305,990	\$ 307,990	\$ 309,990
Summit Landi ng	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, 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.

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

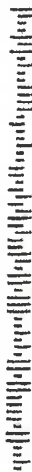
**IMPORTANT
PUBLIC
HEARING
NOTICE**

COLUMBUS OH 430



US POSTAGE
ZIP 45377 \$ 000.69⁰
02 APR 000038365 SEP 16 2024

45377-2319



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.



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

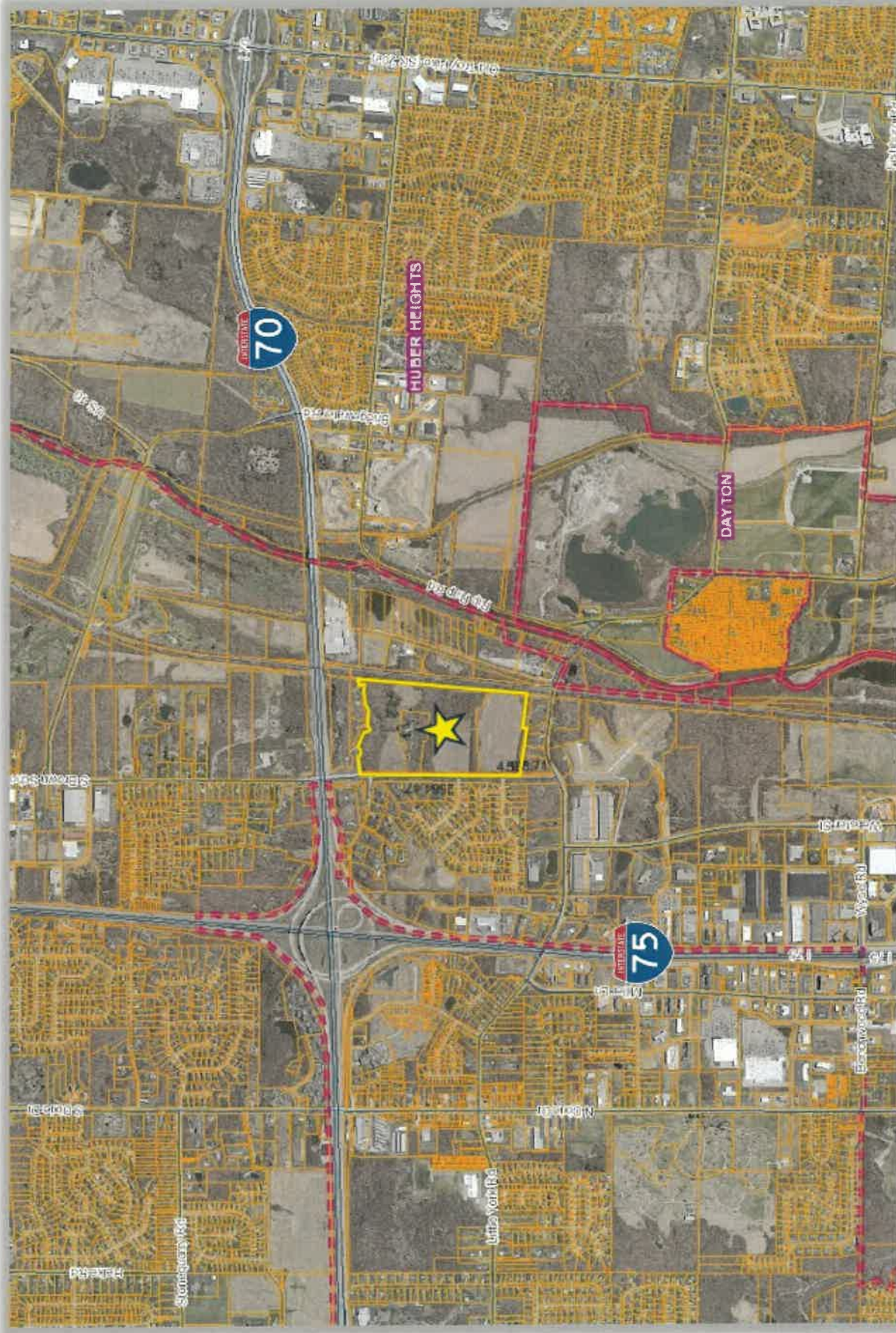


ADDISON PROPERTIES

CURRENT FOCUS



SUBJECT PROPERTY



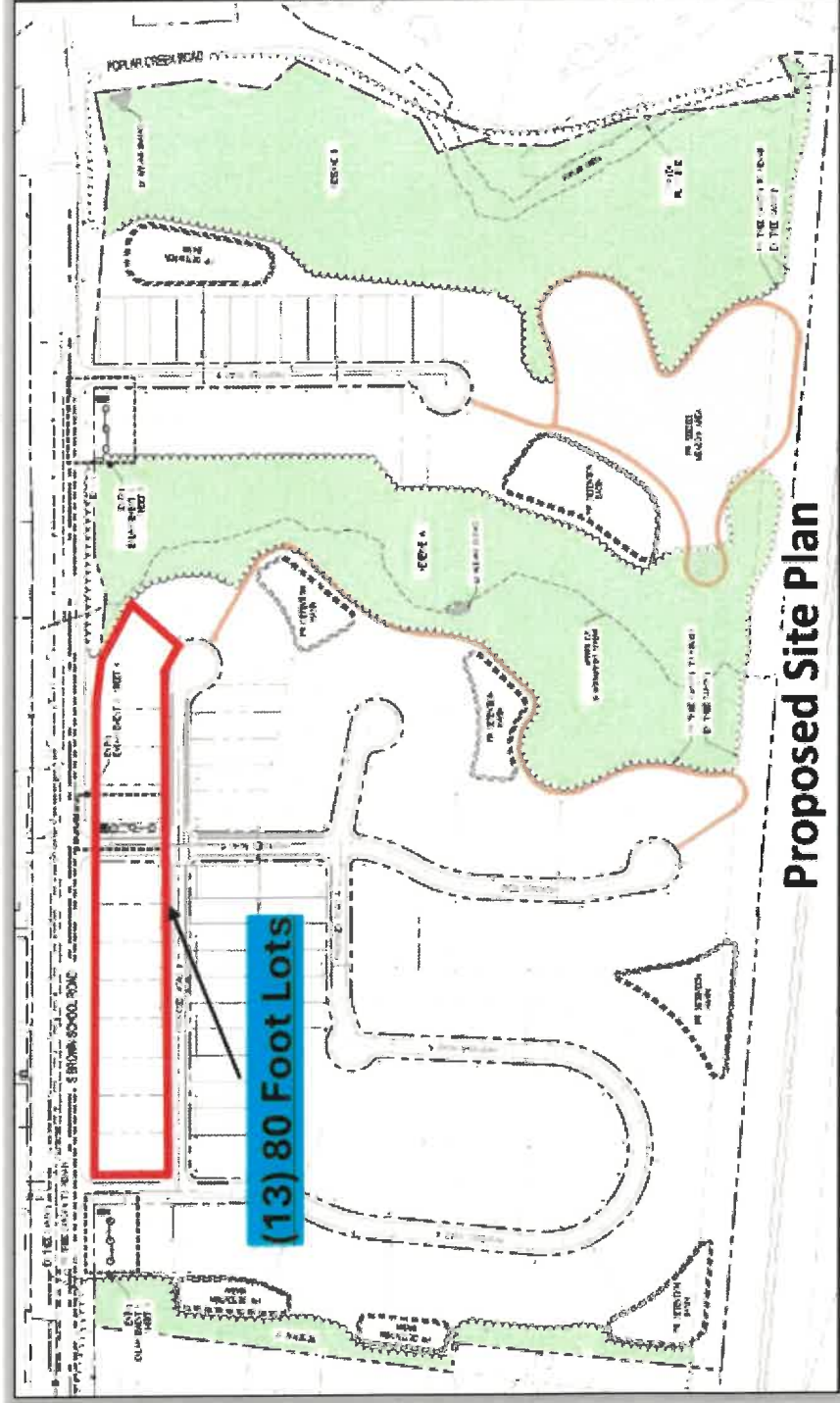
PLANNING COMMISSION SUMMARY



Planning Commission

January 14, 2025

Request to rezone from Agricultural to PUD



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

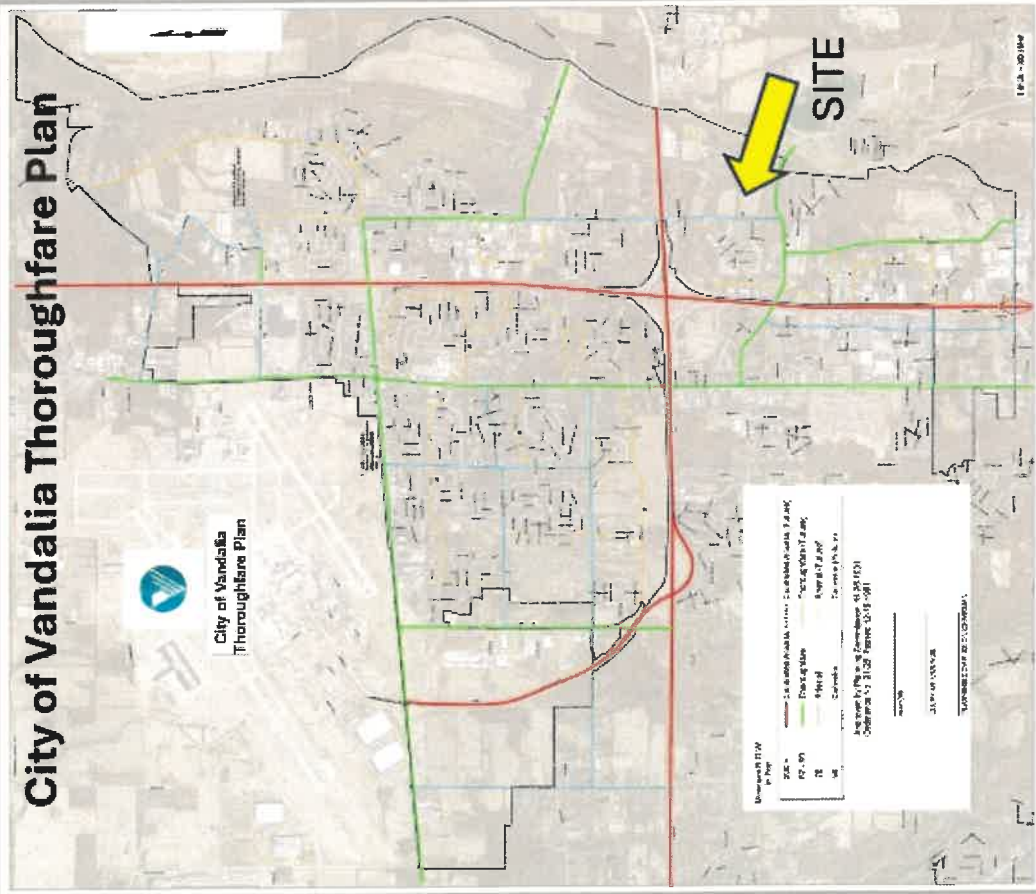
PUD REVIEW CRITERIA

- ☒ 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

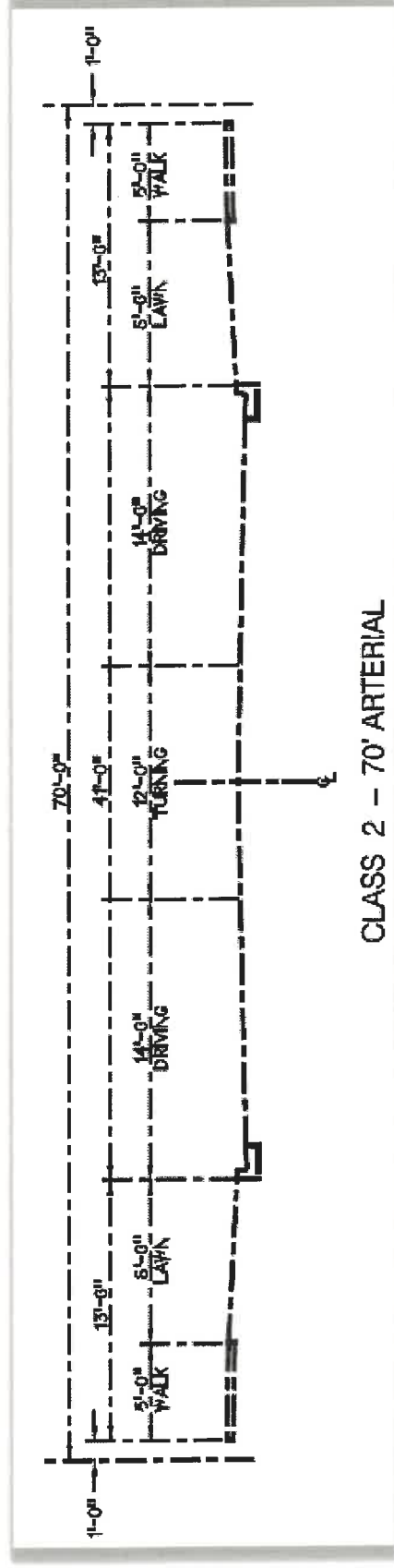


PUD REVIEW CRITERIA (A)

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



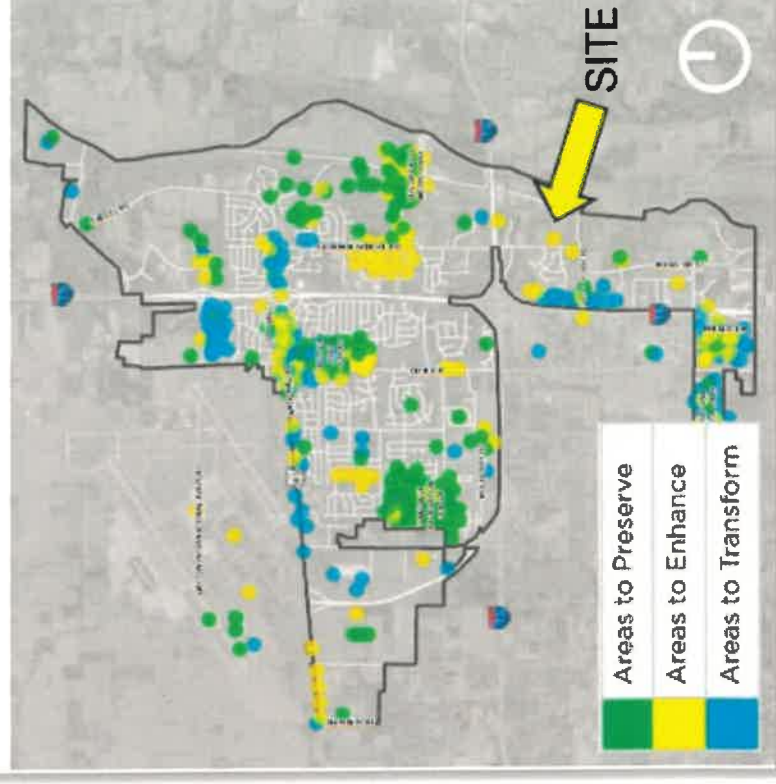
"No significant new housing growth has occurred in the city in recent decades"

"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)

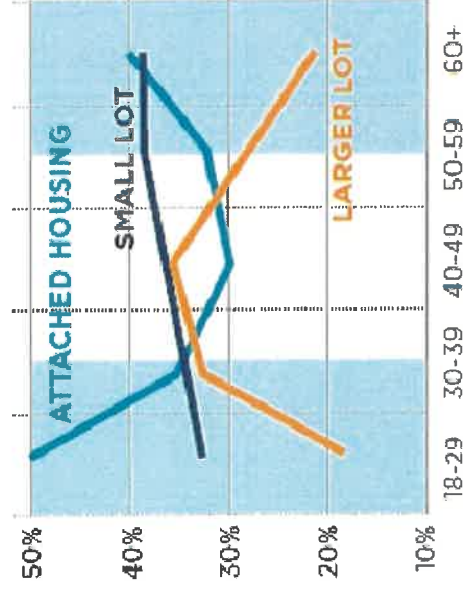
COMMUNITY INSIGHTS

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



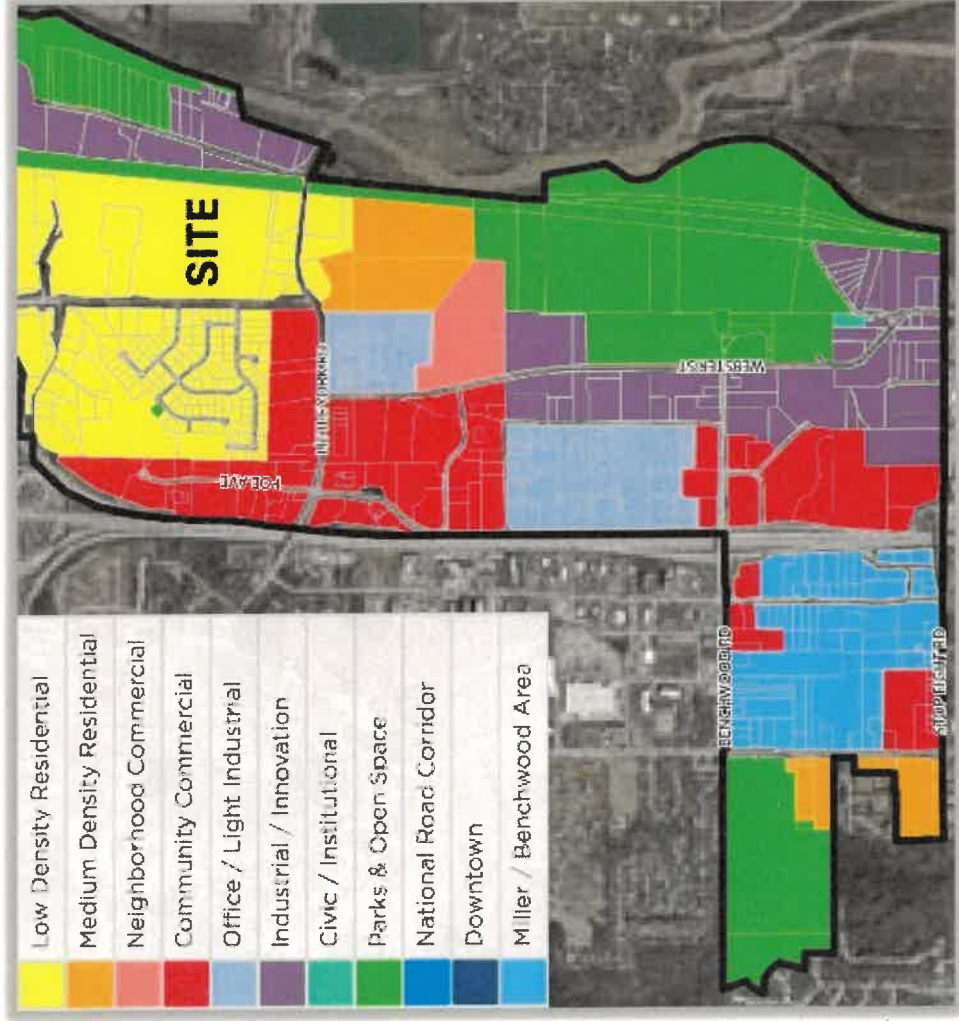
WE BELIEVE -

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
4.1.2: 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
4.1.4: 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
4.1.5: 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



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	10-50%	10-60 ft.

Vision Vandalia Comprehensive Plan p.55

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.

3050 Centre Pointe Drive - Suite 210 • West Chester, OH 45069
www.yourarbormhome.com

PUD REVIEW CRITERIA (A)

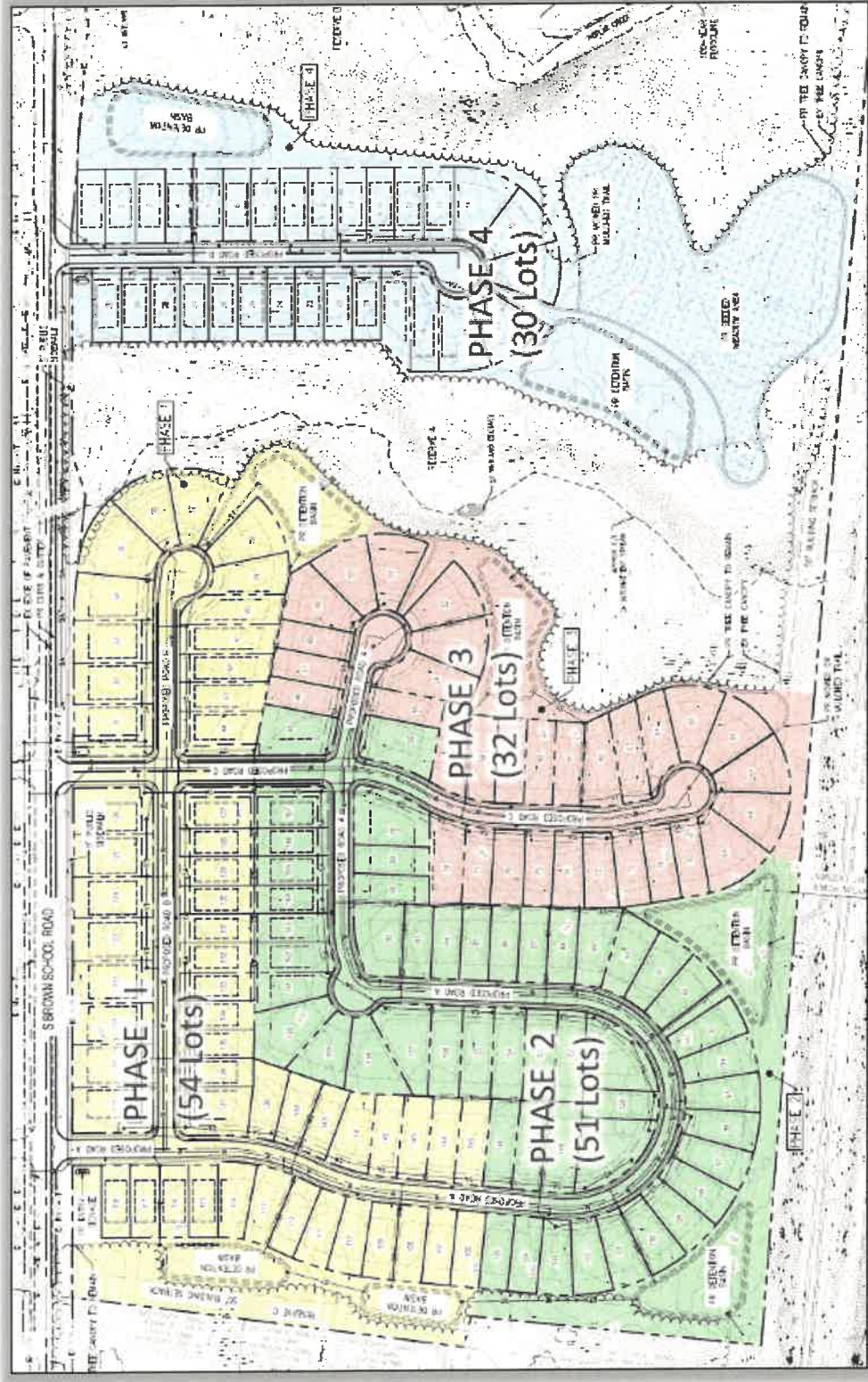
Amenities & Open Space

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

3100 Sandburg Road

Farmingdale, Ohio 43422

614.263.2000

www.mcsd.us

COUNTY ENGINEER

JENNIFER A. HINCH

COUNTY SANITARY ENGINEER

KENNETH A. STEWART

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 Bayview 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 plans.

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 plans sheet

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*

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, 2020

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 Fairfax housing development.

The following is the information as we know it:

- There are a projected 172 homes in the development.
- There is no projected increment of funds 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 large of students to the District which could affect space in some of our buildings, particularly South and Western.
- 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 reduction such as smaller classrooms.

The benefits, as we see it, are:

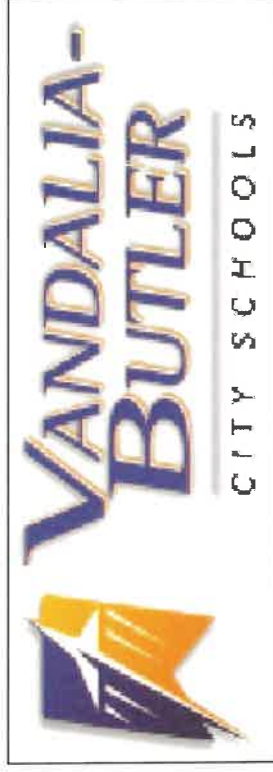
- With no proposed increment, the District will receive no new income from property taxes.
- New, additional homeowners in the District would benefit taxpayers in the District, as more people will pay taxes which will lower the amount current taxpayers are paying.
- Additional students in the District would positively benefit our state funding formula and the amount of money we receive from the state to pay staff funding.
- These things would be an overall positive for District finances, even with the potential costs of adding staff and creativity addressing the potential space issues in buildings, particularly South and Western.

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 to be solved, we believe we could address these 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. Third St. | Vandalia, OH 45377

Ph: 937.413.6400 | F: 937.413.6479 | 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;

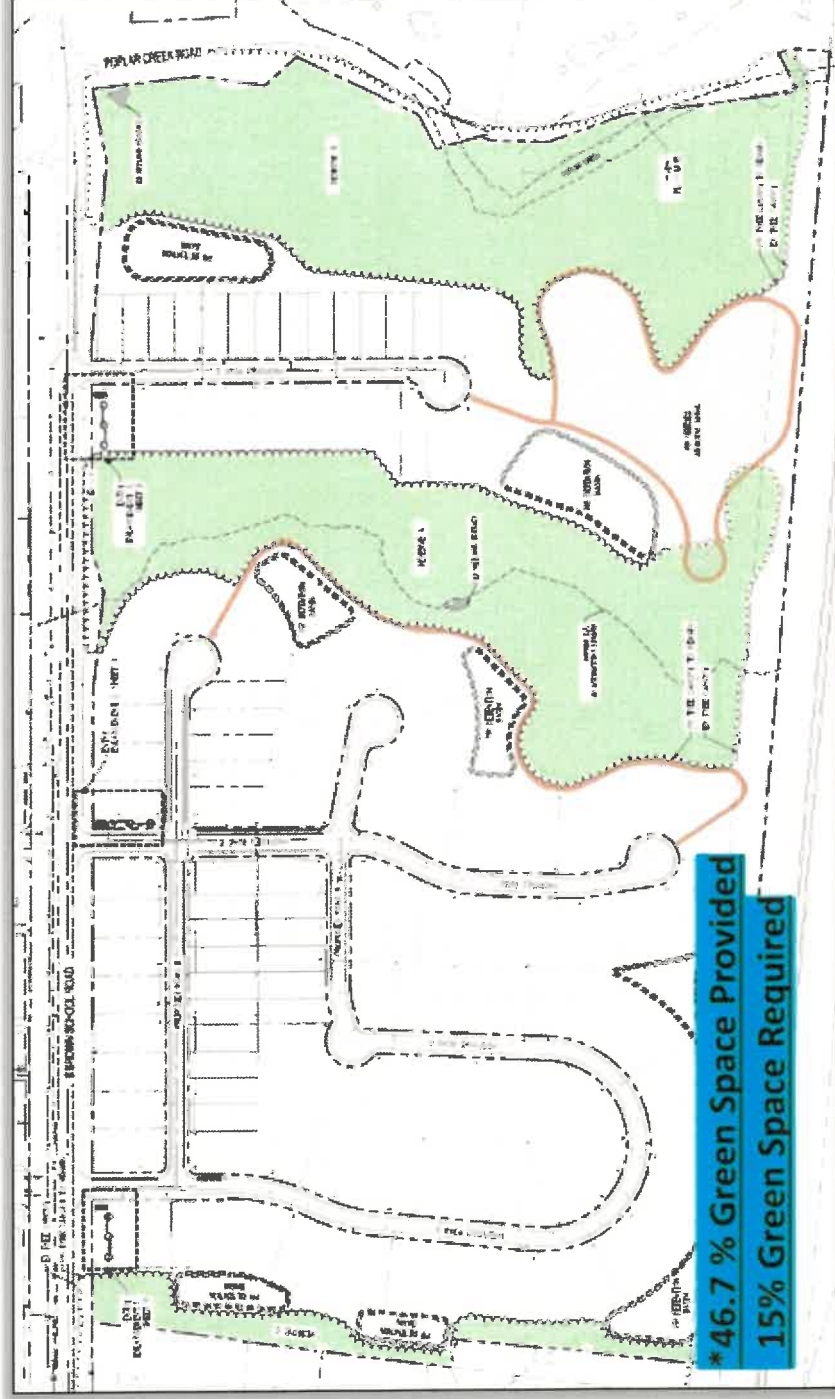
Declaration of Covenants, Conditions, Easements, and Restrictions of Riverdale Subdivision – Submitted for review by the City of Vandalia

- ❖ *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)

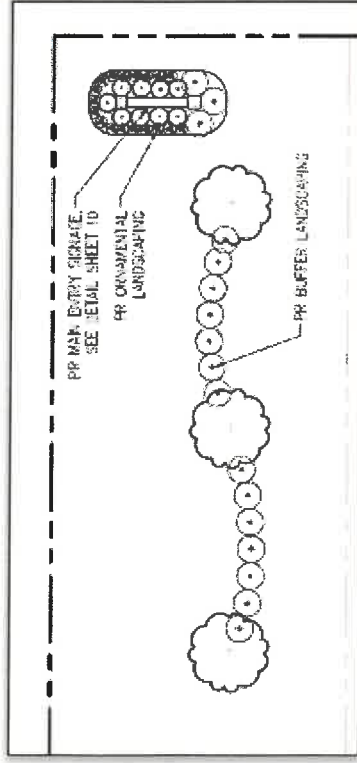
Middle Entrance
(See Next Slide)

Northern Entrance
(See Next Slide)

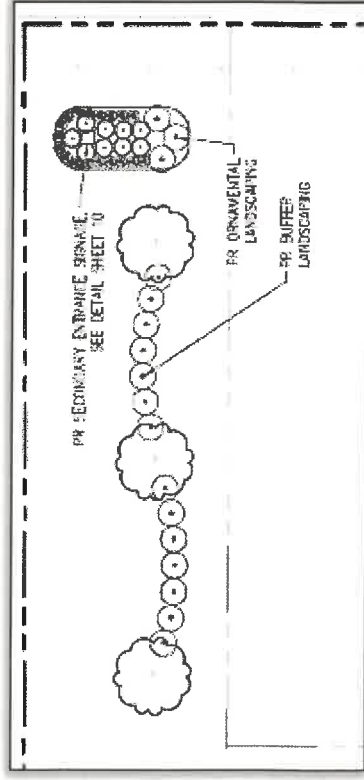
PUD REVIEW CRITERIA (F)

Monument Sign Landscaping & Location

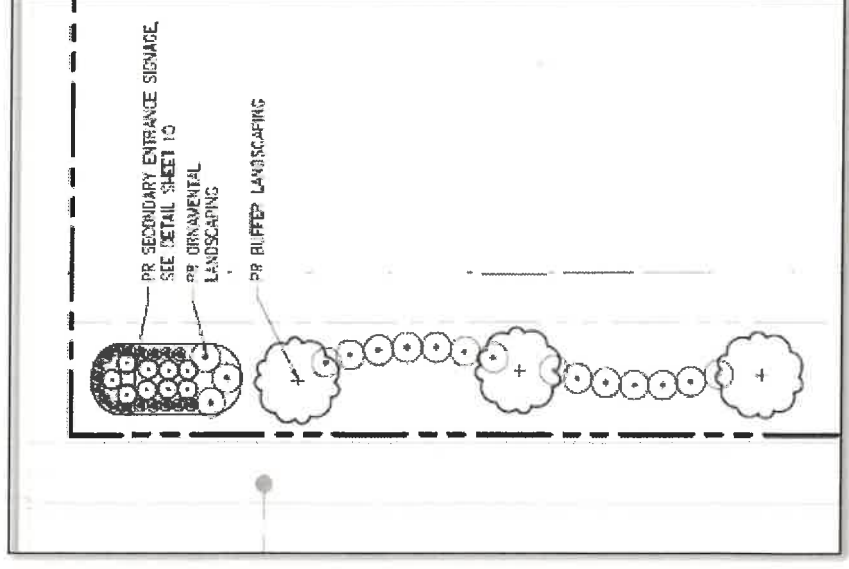
Southern Entrance



Northern Entrance



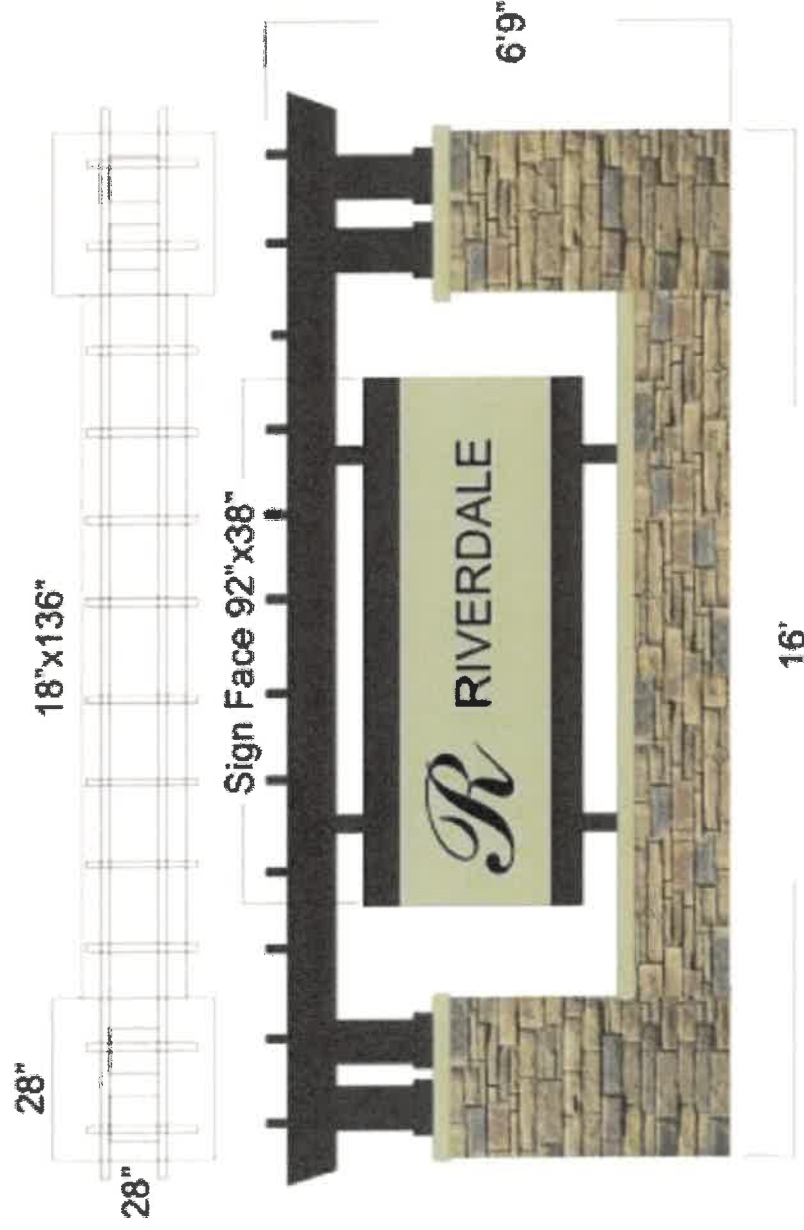
Middle Entrance



PUD REVIEW CRITERIA (G)

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

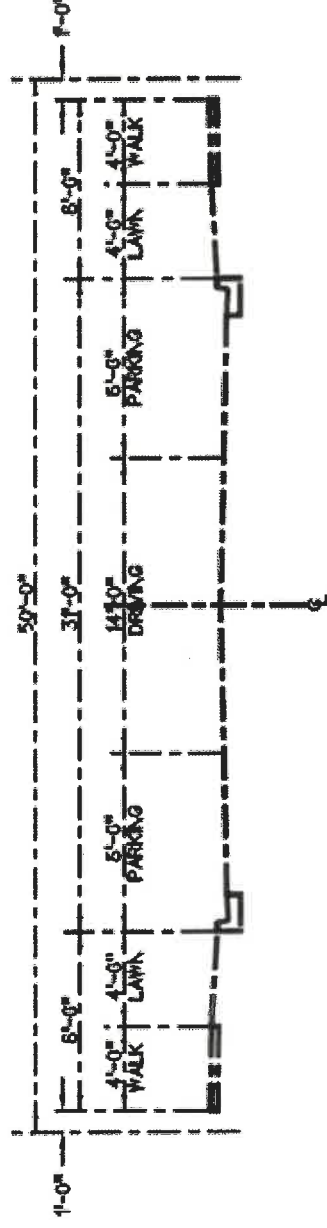


EXAMPLE SECONDARY ENTRY SIGNAGE

PUD REVIEW CRITERIA (G)

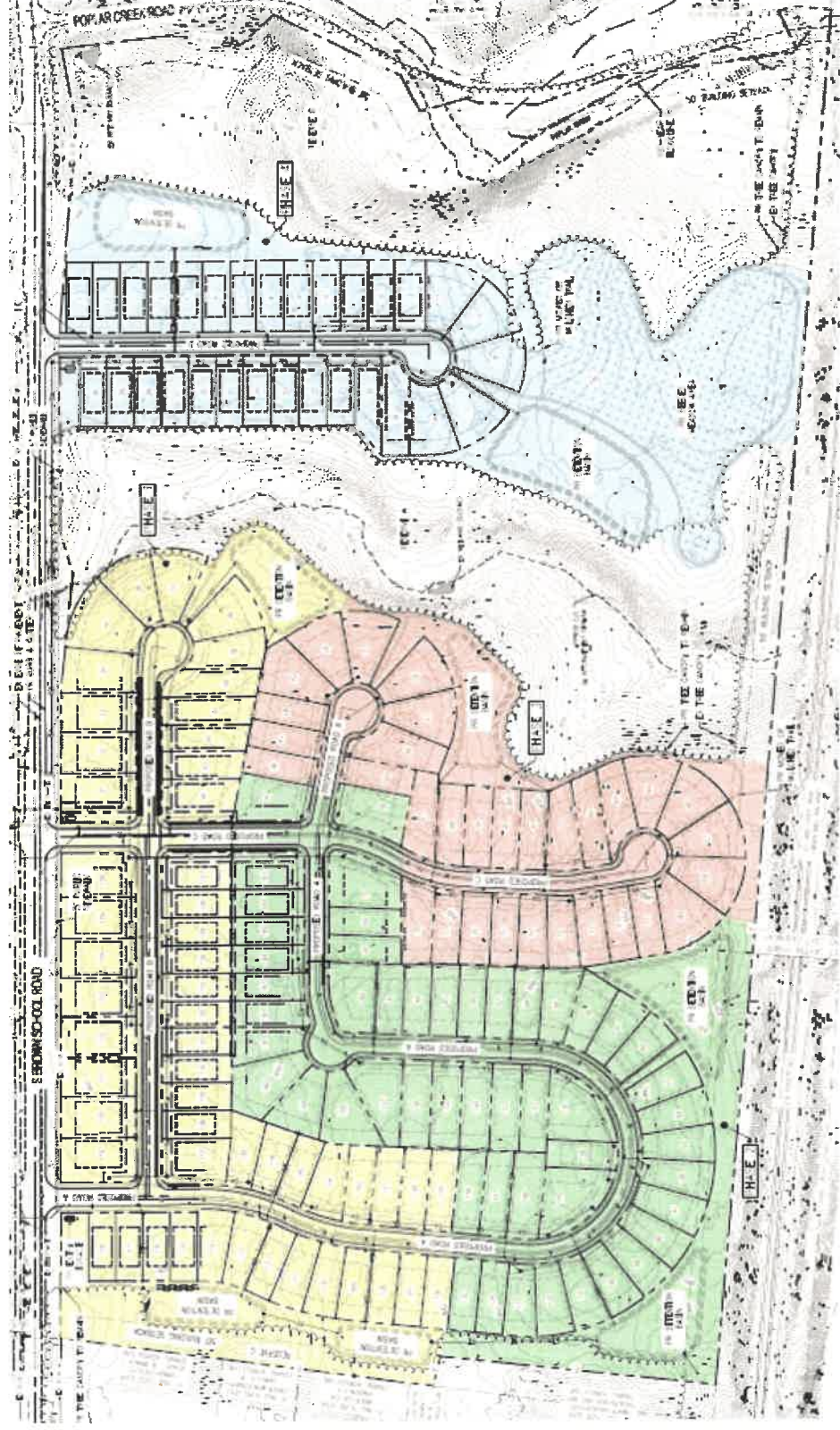
Parking, sidewalks, and street lighting will all be designed in accordance with City of Vandalia residential design standards

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



PUD REVIEW CRITERIA (I)

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



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 B



SHOWN WITH BRICK OPTION B

ELEVATION D



SHOWN WITH EXTERIOR PORCH AND BRICK OPTION B

ELEVATION E



SHOWN WITH BRICK OPTION A

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



ELEVATION C



ELEVATION E



ELEVATION B



ELEVATION D



ELEVATION F



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

DEPARTMENTAL CORRESPONDENCE

TO: Civil Service Commission and Appeal Board
FROM: Leann Hanf, Human Resources Manager
DATE: December 5, 2024



MEETING MINUTES

ATTENDEES

Commissioner Harry G. Beyoglides, Jr. Chair; Commissioner Timothy Townsend; Human Resources Manager Leann Hanf

CALL TO ORDER

Commissioner Beyoglides called the meeting to order at 4:45 p.m. on December 5, 2024. The meeting was open to the public and was held in the Large Conference Room at the City of Vandalia Municipal Building at 333 James Bohanan Memorial Drive.

APPROVAL OF MINUTES

Mrs. Hanf provided the draft November 1, 2024, meeting minutes for the Commission's review. Commissioner Beyoglides called for review and comments on the minutes. There were none. Commissioner Townsend made a motion to approve the minutes, Commissioner Beyoglides seconded the motion. Motion passed 2-0.

APPROVAL OF THE AGENDA

The agenda was approved by general consent.

OLD BUSINESS

None.

NEW BUSINESS

I. Approval/Cancellation/Extension of Eligibility Lists

Approval of Public Safety Specialist List:

Mrs. Hanf presented an eligibility list for the competitive recruitment for the classification of Public Safety Specialist for approval by the Civil Service Commission and Appeal Board. Mr. Townsend moved to approve the list as presented for a period of one year from today. Mr. Beyoglides provided a second. Motion passed unanimously, 2-0.

DISCUSSION

None.

ADJOURNMENT

It was moved by Commissioner Townsend to adjourn, which was seconded by Commissioner Beyoglides. Motion carried, 2-0.

The meeting was adjourned at 4:47 p.m.



Harry G. Beyoglides, Jr., Civil Service Commission Chairman



Date

CC:

Kurt E. Althouse, Interim City Manager

Rob Cron, Assistant City Manager

Department Heads

Minutes of the City of Vandalia Board of Zoning Appeals
December 11, 2024

Agenda Items

1. Call to Order
2. Attendance
3. Old Business
4. New Business
 - a. BZA 24-14 Front Yard Drive-Through ATM – 750 West National Road
 - b. BZA 24-15 Minimum Lot Frontage – 304 North Dixie Drive
5. Approval of Minutes
 - a. Board of Zoning Appeal Minutes: November 13, 2024
6. Communications
7. Adjournment

Members Present:	Mr. Mike Flannery, Mr. Mike Johnston, Mr. Robert Wolfe, and Ms. Ashley Franklin
Members Absent:	Mr. Kevin Larger
Staff Present:	Mr. Ben Graham, Zoning and Planning Coordinator
Others Present:	Ms. Kathryn Settimo and Chris Biggers of Bigg Designs, Mr. Robert Hussong

1. Call to Order

Mr. Flannery called the meeting to order at 6:01 p.m. Mr. Flannery described the BZA as a recommending body that evaluated the BZA application and stated that the City Council made the final decision on all appeal and variance requests but will not hold a public hearing such as BZA. She noted that City Council would hear the request at the meeting on January 6, 2025, at 7:00 p.m.

2. Attendance

Ms. Franklin made a motion to excuse Mr. Larger. Mr. Johnston seconded the motion. The motion carried 4-0.

3. Old Business

Mr. Graham confirmed that there was no old business.

4. New Business

a. BZA 24-14 Front Yard Drive-Through ATM – 750 West National Road

Mr. Graham gave the report from Staff stating that The Applicant, OptiVia Solutions, on behalf of Fifth Third Bank has requested a variance to allow a front yard drive-through ATM. The Applicant has proposed adding an ATM with a drive-through in the front yard of the Imperial Shopping Center. Table 1224-2 in City Code Section 1224.01(d)(8) states that all drive-through facilities shall be located in the side and rear yards.

Mr. Graham stated the ATM will be placed on a raised curb with a canopy, bollards, two light fixtures, and a clearance bar. The drive-through will have 4 stacking spaces with each space having a width of 12 feet and a length of 18 feet. The drive-through will feature clearly marked barrier lines, directional arrows, and signage painted to indicate "Entry" and "One-Way Exit Only." Additionally, there will be new directional arrows painted around the drive-through for smooth traffic flow. The drive-through will be setback 40 feet from the right-of-way and 20 feet from the side property lines, which meets the minimum building setback requirements.

Mr. Graham added there will be two landscaped islands installed in the parking lot to improve the traffic flow. Staff would recommend that both parking islands on the property be served with a concrete curb, mulch, and shrubs. Staff would also recommend that a shade tree is put on the landscaped island on the west side of the property. Staff would like to highlight that adding these two landscaped islands reduces the total impervious surface coverage across the site. Additionally, this improvement brings the site closer to compliance with the interior landscaping requirements.

Mr. Graham reported that the Applicant stated in their Letter of Justification that "allowing this new drive-up ATM in a visible location would yield a reasonable return in both function and customer satisfaction for the Imperial Shopping Plaza clientele. The alternative location(s) provided in lieu of a variance are neither customer-friendly nor bank-friendly; and such placement would also detrimentally impact the property by impacting nontraditional areas of ingress/egress."

Mr. Graham referenced the PowerPoint to show the Board the front, side, and rear yards of the Imperial Shopping Center.

Mr. Graham reported that Staff recommends the Board of Zoning Appeals to recommend approval of the requested variance from Table 1224-2 in City Code Section 1224.01(d)(8) for the purpose of allowing a front yard drive-through ATM at 750 West National Road with the following conditions:

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.
2. The lighting for the drive-through follows the provisions of Section 1226.08 “Outdoor Lighting.”

Mr. Graham referred to the PowerPoint showing the proposed landscaped islands for the drive-through.

Mr. Flannery invited the Applicant to address the Board.

Ms. Kathryn Settimo, on behalf of Bigg Designs, stated she was representing Fifth Third Bank for the potential location at 750 West National Road.

Ms. Settimo asked the Board if they had any questions.

Mr. Flannery asked Ms. Settimo if she understood the conditions placed on the recommendation. Ms. Settimo replied that she has no issues with the conditions and will comply with them.

Mr. Johnston asked about the style and setup of the ATM. Ms. Settimo replied that the ATM will have a canopy with Fifth Third markings on it.

Mr. Johnston asked if the ATM will be running along National Road. Mr. Graham replied yes. Ms. Settimo added that the existing sign will remain.

Hearing no further questions or comments, Mr. Flannery closed the public hearing.

Mr. Flannery then proceeded to the variance review criteria.

- (1) Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without a variance;

BZA Comment: The Board agreed the property in question will yield a reasonable return and the property has a beneficial use without granting of the variance.

- (2) Whether the variance is substantial;

BZA Comment: The Board agreed that the variance is not substantial.

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

BZA Comment: The Board agreed that granting the variance would not substantially alter the character of the neighborhood.

- (4) Whether the variance would adversely affect the delivery of government services (i.e., water, sewer, garbage);

BZA Comment: The Board agreed that the variance would not adversely affect the delivery of government services.

- (5) Whether the property owner purchased the property with knowledge of the zoning restriction;

BZA Comment: The Board agreed the property owner did not have knowledge of the zoning restriction before purchasing the property.

- (6) Whether the property owner's predicament feasibly can be obviated through some method other than a variance;

BZA Comment: The Board agreed that the owner's predicament cannot feasibly be obviated without a variance. If the ATM was installed in compliance with the zoning code, it would need to be placed behind the building and would be adjacent to the nearby residential properties.

- (7) Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance;

BZA Comment: The Board agreed that substantial justice would be done and the intent behind the zoning code would be observed by granting the variance.

- (8) Any other relevant factor to assist the Board of Zoning Appeals in weighing and balancing the public and private benefits and harms of the requested relief; and

BZA Comment: The Board agreed there were no other relevant factors.

Mr. Flannery reported that staff recommends the Board of Zoning Appeals recommend approval of the requested variance from Table 1224-2 in City Code Section 1224.01(d)(8) for the purpose of allowing a front yard drive-through ATM at 750 West National Road with the following conditions:

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.
2. The lighting for the drive-through follows the provisions of Section 1226.08 “Outdoor Lighting.”

Mr. Flannery called for a motion.

Mr. Wolfe made the motion to recommend approval of the requested variance with the stated conditions. Ms. Franklin seconded the motion. The motion passed 4-0.

Mr. Graham advised the applicant that it would be in his best interest to attend the City Council Study Session on December 16, 2024, at 5:15 p.m. and the City Council Meeting on January 6, 2025, at 7:00 p.m.

b. BZA 24-15 Minimum Lot Frontage – 304 North Dixie Drive

Mr. Graham gave the report from Staff stating that the Applicant, Robert Hussong, on behalf of North Point Community Church has requested a variance to not meet the minimum lot frontage requirement. The Applicant submitted a variance to allow a place of worship to have 50 feet of lot frontage. City Code Section 1218.04(j)(2) provides that the minimum frontage shall be 100 feet or the minimum lot frontage of the applicable zoning district, whichever is larger.

Mr. Graham stated that the church plans to use most of the building, and the Crossroads Railroad Club will remain in the basement. The congregation will meet on Sunday mornings and will have some small groups that will meet a few times during the week. The railroad club meets on Tuesday evenings. The Applicant supplied two letters from M-Power Gym, Masonic Temple, and Vandalia Tactical giving them permission to use their parking lots for overflow parking.

Mr. Graham reported that the Applicant stated in his Letter of Justification that the current building is vacant and there will be no detriments to a church being present there. “There are many possibilities in how the church could be useful to the community, neighborhood, and businesses next door.”

Mr. Graham reported that Staff recommends the Board of Zoning Appeals to recommend approval of the requested variance from City Code Section 1218.04(j)(2) for the purpose of allowing a place of worship to have a 50-foot lot frontage at 304 North Dixie Drive.

Mr. Flannery invited the Applicant to speak.

Mr. Robert Hussong stated he was representing North Point Community Church for the potential location at 304 North Dixie Drive.

Mr. Hussong asked the Board if they had any questions because Mr. Graham summed the variance request up perfectly.

Mr. Wolfe inquired about the frequency of the church's gatherings. Mr. Hussong explained that the church plans to hold Sunday morning services from 10:00 a.m. to 12:00 p.m. with full attendance, youth group meetings on Wednesdays with fewer than 20 participants, monthly board meetings with approximately eight attendees, and staff meetings with fewer than five individuals.

Mr. Hussong stated that Sunday mornings would be the primary time of use, with occasional events on Saturdays. He is aware of the calendar that M-Power Gym publishes and does not want to obstruct the frontage of the buildings of M-Power Gym and Vandalia Tactical, but rather use the available parking along the grass. There is parking available with Oscars with that property being closed and there are 25-27 parking spots along the Masonic Temple. He assured the congregation would have sufficient parking, even at maximum capacity.

Mr. Wolfe asked what happens when Oscar's re-opens with their limited parking. Mr. Graham clarified that shared parking arrangements are ultimately decided by property owners. He added that the applicant has supplied two letters from neighboring property owners agreeing to shared parking. Furthermore, the zoning code does not impose minimum parking space requirements.

Mr. Flannery commented that, given the church's primary usage on Sunday mornings, there would likely be no conflicts with operations at the Masonic Temple during that time.

Mr. Wolfe asked what the plan is if the church outgrows their current site. Mr. Hussong replied that the average attendance would be 1 vehicle per 3 individuals. If they get to a point with overgrowing the site because they are moving to a Wednesday night service, they will purchase another unit.

Ms. Franklin inquired whether businesses solely own the parking spaces in front of their buildings. Mr. Graham confirmed this to be the case.

Ms. Franklin also asked if properties could post signs designating parking areas, to which Mr. Wolfe added a question about the ability to tow unauthorized vehicles. Mr. Graham affirmed both points, providing an example of Apex Woodworking, the previous tenant, towing customer vehicles from M-Power Gym when they occupied the building. However, Ms. Hussong remarked that towing vehicles is not a neighborly practice.

Mr. Graham noted that there is no expectation of Oscar's reopening in the near future.

Hearing no further questions or comments, Mr. Flannery closed the public hearing.

Mr. Flannery then proceeded to the variance review criteria.

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

BZA Comment: The Board agreed the property in question will yield a reasonable return and the property has a beneficial use without granting of the variance.

2. Whether the variance is substantial;

BZA Comment: The Board agreed that the variance is not substantial.

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

BZA Comment: The Board agreed that granting the variance would not substantially alter the character of the neighborhood.

4. Whether the variance would adversely affect the delivery of government services (i.e., water, sewer, garbage);

BZA Comment: The Board agreed that the variance would not adversely affect the delivery of government services.

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

BZA Comment: The Board agreed the property owner did not have knowledge of the zoning restriction before purchasing the property. However, The Board believes the new potential owner has knowledge of the zoning restriction.

6. Whether the property owner's predicament feasibly can be obviated through some method other than a variance;

BZA Comment: The Board agreed that the owner's predicament cannot be obviated without a variance because of the existing lot lines.

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

BZA Comment: The Board agreed that substantial justice would be done but does not feel the intent behind the zoning code would be strictly observed by granting the variance.

8. Any other relevant factor to assist the Board of Zoning Appeals in weighing and balancing the public and private benefits and harms of the requested relief; and

BZA Comment: The Board agreed there were no other relevant factors.

Mr. Wolfe reported that staff recommends the Board of Zoning Appeals recommend approval of the requested variance from City Code Section 1218.04(j)(2) for the purpose of allowing a place of worship to have a 50-foot lot frontage at 304 North Dixie Drive.

Mr. Flannery called for a motion.

Mr. Johnston made the motion to recommend approval of the requested variance. Mr. Wolfe seconded the motion. The motion passed 4-0.

Mr. Graham advised the applicant that it would be in his best interest to attend the City Council Study Session on December 16, 2024, at 5:15 p.m. and the City Council Meeting on January 6, 2025, at 7:00 p.m.

5. Approval of Minutes

a. Board of Zoning Appeal Minutes: November 13, 2024

Ms. Franklin made a motion to approve the November 13, 2024, Meeting Minutes. Mr. Johnston seconded the motion. The motion passed 3-0-1 with Mr. Flannery abstaining.

6. Communications

Mr. Graham reported there are no hearing items for December 25, 2024, and thus no meeting. The next possible meeting date is January 8, 2024.

Mr. Wolfe wished the Board a Merry Christmas.

7. Adjournment

Ms. Franklin made a motion for adjournment. Mr. Wolfe seconded the motion.

The meeting was adjourned at 6:33 p.m.



Mike Flannery
Chair