

**March 3, 2025
Study Session
Study Session – 6:00 PM**

The City of Vandalia is committed to transparency and open meetings. A live broadcast of this meeting for viewing only is available via the Zoom app.

Join Zoom Meeting

<https://us02web.zoom.us/j/85288834157>

Meeting ID: 852 8883 4157

One tap mobile: 1-305-224-1968, 85288834157#

1. Monday, March 3, 2025
 - A. Items on this evening's Council Meeting agenda (Mayor Herbst)
2. Monday, March 17, 2025
 - A. Resolution: Asphalt Purchase Award (Mr. Borton)
 - B. Resolution: Granite Telecommunications Contract Renewal (Mr. Davey)
 - C. Resolution: Police Cruisers MDT's Replacement (Mr. Davey)
 - D. Variance: BZA 25-0001 Chickens – 995 Forest View Court (Mr. Graham)
 - E. Variance: BZA 25-0002 Maximum Building Sign Area – 780 Northwoods Boulevard – Kroger (Mr. Graham)
3. Discussion
 - A. OutFront Media Billboard Lease – Zoning Update (Mr. McDonald)
 - B. Legislative Calendar (Mayor Herbst)
4. Executive Session

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.



To: Kurt Althouse, Interim City Manager
From: Ben Borton, Director of Public Service
Date: February 26, 2025
Subject: Bid Award – 2025 Asphaltic Concrete Purchase

Bids were publicly opened for the Asphaltic Concrete Purchase on Tuesday, February 25, 2025. Attached is a copy of the bid tabulation sheet for referenced bids. Two (2) suppliers submitted bids for the purchase of asphalt.

This bid is for asphalt to be purchased and used by the Public Works division to patch and make repairs including utility repair holes, such as watermain breaks. The Public Works division has \$50,000 appropriated for asphalt purchases in the permissive tax fund.

The Parks & Recreation department also has \$30,000 appropriated for asphalt at Cassel Hills Golf Course for cart path resurfacing. This work will also be performed by the Public Works division.

Valley Asphalt Corporation was the low bidder with prices of \$82.00/Ton for Type II Base Asphalt and \$88.00/Ton for Type I Surface Asphalt.

I recommend awarding the bid to **Valley Asphalt Corporation** as the lowest and best bid at their bid prices of **\$82.00/Ton for Type II Base Asphalt** and **\$88.00/Ton for Type I Surface Asphalt**.

The specifications allow us to purchase up to these amounts. We are not required to purchase any specific amount. We will only pay the unit cost of the amount we use.



Infrastructure

Protect infrastructure by
investing in roads, utilities
& parks.



CITY OF VANDALIA
Purchase of Asphaltic Concrete
Bid Tabulation Sheet
February 25, 2025
11:00 AM

<u>Company</u>	<u>Bid Bond</u>	<u>448 Type II PG 64-22 450 TN @</u>	<u>448 Type I PG 64-22 450 TN @</u>	<u>Total Bid</u>
Valley Asphalt Corp. 11641 Mosteller Rd Cincinnati, OH 45241	<u>yes</u>	<u>\$82.00</u>	<u>\$88.00</u>	<u>\$76,500.00</u>
Barrett Paving Materials, Inc. 3751 Commerce Dr Franklin, OH 45005	<u>yes</u>	<u>\$83.00</u>	<u>\$89.00</u>	<u>\$77,400.00</u>

Memorandum



To: Kurt Althouse, Interim City Manager
From: Darren Davey, IT Manager
Date: February 25, 2025
Re: Granite Telecommunications Renewal

The City's telecommunications contract with Granite Telecommunications expired in 2024. Granite serves as the primary connection between the City's phone system and external telecom carriers, facilitating both inbound and outbound calls.

To ensure continued cost-effective and stable telecommunications services, we recommend renewing the agreement with Granite Telecommunications for another 36-month term. As part of this renewal, we propose adding more direct inbound phone numbers, allowing outside callers to reach city personnel more efficiently without being routed through a central switchboard or dispatch.

To maintain continuity of service and control costs, I recommend that the city council waive formal bidding and enter into a 36-month service agreement with Granite Telecommunications for SIP telecommunication services at an annual cost of \$5,188.

Why Granite

We are laser-focused on helping businesses simplify the increasingly complex task of managing voice, cellular, data and networking to deliver secure, reliable, flexible and cost-efficient communications. With our coast-to-coast providers.

- A single point of contact for service and maintenance
- Dedicated relationship management with clear escalation paths supported by 24/7 US-based customer service
- Consolidated billing customized to your accounting needs
- An intuitive portal that provides a centralized view of circuits, bills, network traffic and service ticket

From design and implementation to monitoring and management, we offer a full suite of managed solutions and a scalable support model to maintain your data, cellular and telephony infrastructure nationwide. Our 24/7 Network Operations Center provides continuous monitoring to ensure reliability and quality for all our customers. We earn our customers' loyalty every day through relentless commitment to delivering value exceeding expectations.

Your Benefits and Savings with Granite

Granite Services	Granite Benefits	Granite Total
1 Carrier 1 Location	Single National Account Manager One customized bill with standard accounting software integration Customer portal offering extensive data analytics Premier Support Team to support you and help manage your account 24x7x365	\$5,188 Annually \$432 Monthly

About Granite

Granite delivers advanced communications and technology solutions to businesses and government agencies throughout the United States and Canada. The \$1.8 billion company serves more than two-thirds of Fortune 100 companies and has 1.75 million voice and data lines under management, supporting more than 650,000 locations. Founded in 2002, Granite has grown to be one of the largest competitive telecommunications carriers in the U.S. by simplifying sourcing and management of voice, data and cellular service with a single point of contact and consolidated invoicing for all locations nationwide. Today, Granite supports clients with a wide range of services, including access, UCaaS, mobile voice and data, and MSP solutions for SD-WAN, monitoring and network management. Granite employs more than 2,250 people at its headquarters in Quincy, Massachusetts, and 11 regional offices nationwide. For more information, visit granitenet.com.

Proposal to deliver simplicity, efficiency and savings for:

City of Vandalia



284093

ADS Quote Request Summary

Address	City	State	Zip	Granite Service	Granite Amount	Term
333 James Bohanan Dr #3	Vandalia	OH	45377	32 SIP Trunk	\$420.93	3 Year
Subtotal						3 Year
Property Tax Allotment						3 Year
Administrative Service Fee						3 Year
Grand Total						3 Year
					\$420.93	
					\$7.57	
					\$3.80	
					\$432.30	

Prepared On: 02/04/2025

Expires On: 08/03/2025

Quote Request - 284093

Billing starts once DIA circuit loop is dropped.

THIS QUOTE IS AN ESTIMATE. Pricing is subject to availability.

All Services are subject to the General Terms and Conditions of Service set forth at www.granitenet.com.

The information contained herein is confidential and proprietary.

Some taxes, surcharges, regulatory fees and non-recurring charges may be included, additional may apply.

Proposal to deliver simplicity, efficiency and savings for:

City of Vandalia



284093

ADS Quote Request Detail

Address	Granite Service	Speed/QTY	Price/Item	Granite Amount	Term
333 James Bohanan Dr #3	Network Access Charge	32	\$4.50	\$144.00	3 Year
333 James Bohanan Dr #3	SIP Trunk	32	\$5.99	\$191.68	3 Year
333 James Bohanan Dr #3	DID - Hosted	341	\$0.25	\$85.25	3 Year
333 James Bohanan Dr #3	CommPortal	1	\$0.00	\$0.00	3 Year
Subtotal				\$420.93	3 Year
Property Tax Allotment				\$7.57	3 Year
Administrative Service Fee				\$3.80	3 Year
Grand Total				\$432.30	3 Year

Prepared On: 02/04/2025

Expires On: 08/03/2025

Quote Request - 284093

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The information contained herein is confidential and proprietary.

Some taxes, surcharges, regulatory fees and non-recurring charges may be included, additional may apply.

	GOVERNMENT ACCOUNT FORM AND LETTER OF AGENCY Multi-Services	Sales Rep:	
		Order Date:	2/4/2025
CUSTOMER INFORMATION			
Government Entity Name ("Customer"):	City of Vandalia		
Billing Telephone Number:			
Designated Contact:			
Contact Phone Number:			
Service Address (Street/Suite): See Appendix A-1			
Mailing/Billing Address (Street/Suite):			
City:			
State/Zip Code:			
Additional Comments/Notes (if any):			

AGREEMENT AND AUTHORIZATION
By signing this Government Account Form and Letter of Agency ("LOA"), Customer hereby (a) engages Granite Telecommunications, LLC and/or its affiliates ("Granite") to provide Services as set forth in Appendix A, attached hereto and incorporated herein, and such other Services as Customer may order from time to time after the date hereof and (b) authorizes and appoints Granite to act as its agent solely for the purposes of handling all arrangements for establishing, converting, ordering, changing and/or maintaining such Services, and to take such other actions as are reasonably necessary to provide such Services and as Customer may request from time to time. Customer directs its current service provider(s), if any, to work with Granite to affect these changes. Customer agrees to all of the Terms and Conditions of Service as set forth at www.granitenet.com/legal (as such may be modified from time to time, the "Terms of Service"), including, without limitation, the additional terms and conditions of service specifically applicable to a specific service. Services under this Agreement shall be for 3 years. The Terms of Service set forth rights and responsibilities of Customer and Granite concerning Services to be provided and in regards to other important topics. If Customer does not agree to the Terms of Service, the authorized representative of Customer should not sign this LOA. All terms and conditions of the Terms of Service are incorporated herein by reference. <i>The Customer Disclosures attached hereto are an integral part of this LOA. This LOA is confidential and may not be disclosed to third parties except as required by applicable law.</i>
SIGNATURE

The undersigned is authorized to sign on behalf of Customer and Customer agrees to be bound by the Terms of Service. This LOA is effective as of the date of execution below.
Customer:

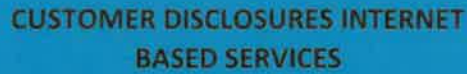
By: _____

Print Name: _____

Title: _____

Date: _____

Signing this Government Account Form and Letter of Agency will result in a change of service provider(s).



Initialed by Authorized Signer

Appendix A
Services Selected

- ☐ Voice Services (POTS, Long Distance, Local and LD T1 and PRI) (See Note 1)
- ☐ Broadband Services
- ☐ MPLS and/or Dedicated Internet Access Services
- ☐ VoIP Services (Hosted PBX, SIP Trunking, SIP PRI, Hosted Voice, Voice over Cable, Virtual Auto Attendant and Virtual Voicemail Services)
- ☐ Mobility Services (Mobility Data and Mobility Voice)
- ☐ Granite Grid Services
- ☐ Conferencing Services (Audio Conferencing and Web Conferencing)
- ☐ Managed Services
- ☐ Monitoring Services
- ☐ Other Services (List): _____

Note 1: Unless otherwise noted herein, in addition to these rates and charges set forth in this LOA (a) certain other rates and charges may apply, as provided for by tariff, the FCC or other governmental entity, or other regulation or requirements and (b) Customer will pay to Granite all applicable taxes (including sales, use and excise taxes). In the event that Customer elects additional services, additional fees may apply. Customer acknowledges that it will be charged in accordance with the rates and plans listed on Appendix A-1, attached hereto and incorporated herein, plus any and all additional charges as may be set forth in the Terms of Service.

Note 2: See quote and other documents attached hereto as Appendix A-1 for specific details related to Services ordered.

Appendix A-1

Service Locations and Specifics

(Insert Service Locations, quantities, and the Quote)

Memorandum

To: Kurt Althouse, Interim City Manager
From: Darren J. Davey, IT Manager
Date: February 25, 2025
Re: Police Mobile Data Terminal Upgrade



The Vandalia Division of Police relies on ruggedized mobile data terminals (MDTs) in patrol vehicles to access essential resources such as maps, dispatch data, report writing, and dash cameras. To keep pace with evolving software requirements and ensure compliance with federal and state law enforcement standards, MDTs are replaced on a regular 4-year cycle.

The current Panasonic CF-31 Toughbooks have reached the end of their service life and do not support newer operating systems. With Windows 10 reaching end-of-life on October 14, 2025, an upgrade to Windows 11 is necessary. However, the CF-31 Toughbooks are not compatible with Windows 11, making replacement essential.

Given their proven reliability and durability, we recommend continuing with the Panasonic Toughbook line. The CF-31 model has been discontinued and replaced by the FZ-40, which requires new docking stations for connectivity. The new equipment will be installed by the IT Department.

The city has allocated \$67,600 for the replacement of fourteen (14) laptops with warranties and thirteen (13) docking stations. The IT Department worked directly with Panasonic and obtained a quote from CDW-G through the Sourcewell cooperative purchasing agreement for \$67,573.14.

I recommend that council waive formal bidding and approve the purchase of the Police Mobile Data Terminal Upgrade from CDW-G at the Sourcewell cooperative purchasing price of \$67,573.14.

BUDGETED: \$67,600.00

ACTUAL: \$67,573.14



Thank you for choosing CDW. We have received your quote.

Hardware

Software

Services

IT Solutions

Brands

Research Hub

QUOTE CONFIRMATION

DARREN DAVEY,

Thank you for considering CDW•G for your technology needs. The details of your quote are below. **If you are an eProcurement or single sign on customer, please log into your system to access the CDW site.** You can search for your quote to retrieve and transfer back into your system for processing.

For all other customers, click below to convert your quote to an order.

[Convert Quote to Order](#)

QUOTE #	QUOTE DATE	QUOTE REFERENCE	CUSTOMER #	GRAND TOTAL
PHFM205	2/6/2025	PANASONIC TB	9620781	\$67,573.14

QUOTE DETAILS

ITEM	QTY	CDW#	UNIT PRICE	EXT. PRICE
Panasonic Toughbook 40 - AI Ready - 14" - Intel Core Ultra 5 - 135H - 16 GB Mfg. Part#: FZ-40EZ-0ABM Contract: Sourcewell 121923-CDWG Tech Catalog (121923)	14	7993697	\$3,544.10	\$49,617.40
Panasonic Havis No Pass Lite Vehicle Docking Station Mfg. Part#: HA-40LVDS0 Contract: Sourcewell 121923-CDWG Tech Catalog (121923)	13	7059176	\$767.02	\$9,971.26
Panasonic Public Sector Service Package - extended service agreement - 2 yr Mfg. Part#: CF-SVCPSY5 UNSPSC: 81112307 Electronic distribution - NO MEDIA Contract: Sourcewell 121923-CDWG Tech Catalog (121923)	14	4195499	\$570.32	\$7,984.48

SUBTOTAL	\$67,573.14
SHIPPING	\$0.00
SALES TAX	\$0.00
GRAND TOTAL	\$67,573.14

PURCHASER BILLING INFO

Billing Address:
CITY OF VANDALIA
ACCOUNTS PAYABL
245 JAMES BOHANAN DR
VANDALIA, OH 45377-2375
Phone: (937) 415-2252
Payment Terms: NET 30-VERBAL

DELIVER TO

Shipping Address:
CITY OF VANDALIA
DARREN DAVEY
245 JAMES BOHANAN DR
VANDALIA, OH 45377-2375
Phone: (937) 415-2252
Shipping Method: DROP SHIP-GROUND

Please remit payments to:

CDW Government
75 Remittance Drive
Suite 1515
Chicago, IL 60675-1515



Sales Contact Info

Sean Ellis | (877) 499-8915 | seanell@cdwg.com

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Call 800.800.4239

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This order is subject to CDW's Terms and Conditions of Sales and Service Projects at
<http://www.cdwg.com/content/terms-conditions/product-sales.aspx>

For more information, contact a CDW account manager.

© 2025 CDW•G LLC, 200 N. Milwaukee Avenue, Vernon Hills, IL 60061 | 800.808.4239

MEMORANDUM

TO: Kurt E. Althouse, Interim City Manager
FROM: Ben Graham, Zoning and Planning Coordinator
DATE: February 27, 2025
SUBJECT: **BZA 25-0001** – 995 Forest View Court - Variance from City Code
Section 1224.01(e)(20) “Chickens”

General Information

Applicant: Caitlin Korol
995 Forest View Court
Vandalia, Ohio 45377

Existing Zoning: Planned Unit Development (PUD)

Location: 995 Forest View Court
Vandalia, Ohio 45377

Previous Case(s): PC 19-05¹

Requested Action: Approval with Conditions

Exhibits:

- 1- Application
- 2- Criteria Responses
- 3- Letter of Justification
- 4- Location Map
- 5- Aerial Maps
- 6- Site Plan
- 7- Pictures
- 8- Support Petition²
- 9- Local Jurisdiction Ordinances
- 10- Violation Letter³

¹ City Council approved PC 19-05 on May 6, 2019, a Text Amendment adding the raising of chickens as a permitted accessory use with standards into the zoning code.

² The neighboring properties at 955, 960, 975 and 980 Forest View Court, and 370 and 396 West Alkaline Springs Road all signed a support petition or called in to support this variance.

³ This letter was sent out citing the wrong citation of City Code Section 1482.14 “Vermin Harborage,” and not 1224.01(e)(20) “Chickens.” The Applicant would not be required to exterminate her chickens if the variance is not approved.

Background

The Applicant, Caitlin Korol has requested a variance to have 5 chickens on less than 2.5 acres of land. The Applicant submitted a variance to allow 5 chickens on 0.34 acres. City Code Section 1224.01(e)(20)(A) provides that the “raising of chickens shall be permitted with the standards as set forth in this Section, in the A, RSF-1, RSF-2, RSF-3, RSF-4 and PUD Zoning Districts, unless otherwise restricted by private development standards, as an accessory use to a principal single-family use when the lot size is 2 acres or more.”

City Code Section 1224.01(e)(20)(B)(i) provides that “No chickens shall be permitted at a ratio greater than 2 chickens per acre with a maximum of 8 chickens per property, regardless of acreage.” The Applicant is proposing having 5 chickens on 0.34 acres.

City Code Section 1224.01(e)(20)(B) provides that “chickens shall be kept in a coop or enclosed pen which shall be no closer than 25 feet from any lot line.” If the variance is approved, the applicant has agreed to move and provided a site plan showing the chicken coop 30 feet from the property line.

The Applicant stated in her Letter of Justification that the chickens are their beloved pets and cherished members of their family, and that they do well under their care. These chickens also provide meaningful opportunities for education and personal growth, not only for her family but also for neighborhood children who frequently gather in the cul-de-sac. Currently, they have five chickens, which produce minimal waste. To ensure cleanliness and prevent any odor or unsanitary conditions, all waste is carefully bagged and removed from the property on a weekly basis.

Variance Criteria

In determining whether a property owner has suffered practical difficulties, the Board of Zoning Appeals and City Council shall weigh the following factors; provided however, an applicant need not satisfy all of the factors and no single factor shall be determinative, to determine the following:

- (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;

Applicant Response: The introduction of backyard chickens provides a reasonable return and beneficial use by fostering a meaningful and symbiotic relationship between animals and people. These chickens are cherished members of our family , and in return, they thrive under our care. This bond is similar to the relationships people have with other beloved pets, such as cats and dogs. Moreover, keeping chickens offers invaluable opportunities for education and growth for our family and the multitude of neighboring kids who roam and play in our cul-de-sac. It teaches people the importance of sustainability, waste reduction, and responsibility in caring for other living beings. This variance allows our family and neighboring kids to participate in a safe outdoor activity. It aligns with Montgomery County and neighboring city regulations.

BZA Comment: Mr. Johnston, Mr. Stefanidis, Mr. Larger, and Mr. Flannery agreed the property in question will yield a reasonable return and the property has a beneficial use without granting the variance. Mr. Wolfe abstained.

- (2) Whether the variance is substantial;

Applicant Response: This is not a substantial variance because it aligns with Vandalia’s policy of allowing chickens in residential zoning. However, the current additional restrictions on property size prevent nearly all homeowners from participation. Neighboring communities such as Tipp City do not have property size restrictions on the raising of chickens in residential zoning code. Our backyard property at 995 Forest View Ct. has sufficient land and trees for privacy and for reasonable distance of chickens from neighboring houses.

BZA Comment: The Board agreed the variance is somewhat substantial given the allowed ratio of chickens to acreage and the existing tree buffer.

- (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;

Applicant Response: The current size and extent of the chicken coop and surrounding pen represents a small portion of the property. This coop is currently surrounded by a small forest of trees and does not impact the value or enjoyment of neighboring properties. The chickens are reasonably quiet, and we do not have, and will not get roosters. These chickens are not for the purposes of livestock. They are family pets, as our daughter hopes to be a veterinarian when she grows up. Our family is vegetarian which is further evidence of our lack of desire to have any more chickens for the purposes of meat production. As there are only 5 chickens currently, there is minimal waste which is removed on a weekly basis via bagged garbage disposal to prevent any buildup of unsanitary conditions or smells.

BZA Comment: Mr. Stefanidis, Mr. Larger, and Mr. Flannery agreed that granting the variance would not substantially alter the character of the neighborhood. Mr. Wolfe disagreed with Staffs comment and believed that granting the variance would substantially alter the character of the neighborhood. Mr. Johnston abstained.

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

Applicant Response: Weekly coop cleaning is bagged in regular trash for pickup, same as cat litter or dog bags. No adverse effect noted.

BZA Comment: The Board agreed 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;

Applicant Response: No, I was aware of Montgomery County regulations regarding chickens, which is what our current situation is based upon.

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;

Applicant Response: Without a variance, we would be required to exterminate our pets which would be emotionally devastating to our two children. Chickens are highly social animals and capable of bonding with humans.

BZA Comment: The Board agreed the owner's predicament cannot be obviated without a variance because of the existing lot size. Staff noted that if the variance is not approved, the Applicant would not be required to exterminate her chickens but rather remove them from the property.⁴

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

Applicant Response: The spirit and intent of the initial allowance of chickens in residential properties in the Vandalia Zoning Code was to encourage participation in a simple and exciting part of family development. Our coop is small in its footprint, and does not affect curb appeal.

BZA Comment: The Board agreed the intent behind the zoning code would not 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.

Applicant Response: The residents of our cul-de-sac are satisfied with the current location and impact of our chicken coop and chickens. However, the current location of the coop does not meet the 25 foot minimum requirement from the rear property line. We had assumed these properties would be un-bothered by the coop location, as their houses are several hundred feet away and secluded by forest in-between. If a minimum property size requirement was lifted allowing us to retain our chickens, we would on request of the council, move the coop to directly behind our house (greater 30ft from any neighboring property, and completely nonvisible from the street).

Additionally, if the appeal was granted, we would not increase our number of chickens or have any other non-traditional pets (other than cat/dog).

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

⁴ The original violation letter incorrectly cited VCO 1482.10(e), which *does* require that vermin be exterminated. Chickens are not considered vermin under our code, and violations relating to chickens may be resolved by simply removing the chickens from the property.

Recommendation

At its meeting on February 26, 2025, the Board of Zoning Appeals voted 3-2 to recommend **approval** of the requested variance from City Code Section 1224.01(e)(20) for the purpose of allowing 5 chickens on 0.34 acres at 995 Forest View Court with the following conditions:

1. The chicken coop shall be moved at least 25 feet from any lot line,
2. Coops and pens shall be maintained to prevent offensive smells becoming injurious to the health, comfort, or property of individuals or of the public, and
3. The wings of any chicken kept under this variance shall be clipped.



333 James E. Bohanan Memorial Drive
Vandalia, Ohio 45377

Call 937.898.3750
Fax 937.415.2319

BZA VARIANCE - RESIDENTIAL

Application Number: BZA 25-0001

Date: 01/24/2025

Location of Property: 995 FOREST VIEW CT

Tax Parcel ID: B02 01016 0010 000

Commercial ☐ Residential ☒

Owner: **Grant and Caitlin Korol**
995 Forest View Ct
Vandalia, OH 45377-1739

Mobile:

Phone: **315-664-1275**

Fax:

Email: **caitlin.korol@yahoo.com**

Applicant: **Grant and Caitlin Korol**
995 Forest View Ct
Vandalia, OH 45377-1739

Mobile:

Phone: **315-664-1275**

Fax:

Email: **caitlin.korol@yahoo.com**

Description of Work:

Variance to have 5 chickens on a residential property that is less than 0.34 acres.

Cost of Construction: **\$0**

Use Group
Construction Type

APPLICATION ONLY

DRAFT
Minutes of the City of Vandalia Board of Zoning Appeals
February 26, 2025

Agenda Items

1. Call to Order
2. Attendance
3. Old Business
4. New Business
 - a. BZA 25-0001 Chickens – 955 Forest View Court
 - b. BZA 25-0002 Maximum Building Sign Area – 780 Northwoods Boulevard
5. Approval of Minutes
 - a. Board of Zoning Appeal Minutes: December 11, 2024
6. Communications
 - a. New Member Welcome
7. Adjournment

Members Present:	Mr. Mike Flannery, Mr. Mike Johnston, Mr. Robert Wolfe, Mr. Kevin Larger, and Mr. Steve Stefanidis
Members Absent:	None
Staff Present:	Mr. Ben Graham, Zoning and Planning Coordinator, Mr. Michael Hammes, City Planner
Others Present:	Mrs. Caitlin Korol, Mr. Grant Korol, Ms. Halina Korol, Mr. Conrad Korol, Mr. Alex Barnett

1. Call to Order

Mr. Flannery called the meeting to order at 6:00 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 March 17, 2025, at 7:00 p.m.

2. Attendance

All members were in attendance.

3. Old Business

Mr. Graham confirmed that there was no old business.

4. New Business

a. BZA 25-0001 Chickens – 995 Forest View Court

Mr. Graham gave the report from Staff stating that the Applicant, Caitlin Korol has requested a variance to have 5 chickens on less than 2.5 acres of land. The Applicant submitted a variance to allow 5 chickens on 0.34 acres. City Code Section 1224.01(e)(20)(A) provides that the “raising of chickens shall be permitted with the standards as set forth in this Section, in the A, RSF-1, RSF-2, RSF-3, RSF-4 and PUD Zoning Districts, unless otherwise restricted by private development standards, as an accessory use to a principal single-family use when the lot size is 2 acres or more.”

Mr. Graham stated that City Code Section 1224.01(e)(20)(B)(i) provides that “No chickens shall be permitted at a ratio greater than 2 chickens per acre with a maximum of 8 chickens per property, regardless of acreage.” The Applicant is proposing having 5 chickens on 0.34 acres.

Mr. Graham stated that City Code Section 1224.01(e)(20)(B) provides that “chickens shall be kept in a coop or enclosed pen which shall be no closer than 25 feet from any lot line.” If the variance is approved, the applicant has agreed to move and provided a site plan showing the chicken coop 30 feet from the property line.

Mr. Graham reported that the Applicant stated in her Letter of Justification that the chickens are their beloved pets and cherished members of their family, and that they do well under their care. These chickens also provide meaningful opportunities for education and personal growth, not only for her family but also for neighborhood children who frequently gather in the cul-de-sac. Currently, they have five chickens, which produce minimal waste. To ensure cleanliness and prevent any odor or unsanitary conditions, all waste is carefully bagged and removed from the property on a weekly basis.

Mr. Graham reported that Staff recommends the Board of Zoning Appeals to recommend denial of the requested variance from City Code Section 1224.01(e)(20) for the purpose of allowing 5 chickens on 0.34 acres at 995 Forest View Court.

Mr. Graham mentioned that should the Board of Zoning Appeals recommend approval of the variance, Staff recommends the following conditions:

1. The chicken coop shall be moved at least 25 feet from any lot line,
2. Coops and pens shall be maintained to prevent offensive smells becoming injurious to the health, comfort, or property of individuals or of the public, and
3. The wings of any chicken kept under this variance shall be clipped.

Mr. Graham reported that the neighboring properties at 955, 960, 975 and 980 Forest View Court, and 370 and 396 West Alkaline Springs Road all signed a support petition or called in to support this variance.

Mr. Flannery asked if all the neighboring properties were in support. Mr. Graham confirmed that to be correct.

Mr. Flannery invited the Applicant to address the Board.

Mr. Grant Korol stated he was the property owner at 995 Forest View Court. He introduced his family Caitlin, Halina, and Conrad Korol.

Mr. G. Korol stated that he heard several years ago that Vandalia changed its chicken ordinance for residential zoning and hoped to raise a small number of chickens as pets and provide their kids with valuable life experiences. The house is in a cul-de-sac, has a large grove of trees and is relatively secluded from each of the neighbors. They constructed a small 20 square foot coop to house the 5 chickens in a location intended to be private and unbothersome to their neighbors.

Mr. G. Korol stated they clean the coop on a weekly basis and dispose of the waste to avoid access buildup and smells. The chickens are not free roaming and are contained in a pen.

Mr. G. Korol stated that his kids and many of the neighboring children enjoy interacting with the chickens. All the direct neighbors in the cul-de-sac agree the chickens are not overly impactful and not a detriment to the community. He added that a list of their signatures was provided to the Board in support of the variance.

Mr. G. Korol stated that he hopes City Council grants a variance to the code. He added that Tipp City does not have minimum land size requirements for the raising of chickens in residential zonings and the only limitation is a setback of 100 feet from any neighboring house.

Mr. G. Korol stated that if a variance was allowed, they would move the location of the coop to meet the minimum setback requirements. He noted that the current zoning restriction in Vandalia locks out nearly all residential properties from the raising of chickens.

Mr. Flannery asked if he had any issues with the 3 conditions proposed by Staff. Mr. G. Korol replied that he has no problems with those conditions.

Mr. Stefanidis asked how long the chickens have been there. Mr. G. Korol replied that the chickens have been on the property for 1 year.

Mr. Stefanidis if all his neighbors have been there the entire time since having these chickens. Mr. G. Korol replied yes, no one new has moved into the cul-de-sac.

Mr. Johnston asked about the bird flu. Mr. G. Korol replied that based on his research, bird flu spreads when free roaming birds contact other free roaming birds. Mr. G. Korol added that their pen is completely enclosed.

Mrs. Caitlin Korol added that waterfowl birds such as geese and ducks are the birds that you need to be worried about encountering your animals. She added that the concern is less residential chickens and more commercial chickens. The bird farms have wild birds coming into the facilities to eat the food and defecate there. They live in wooded areas and the areas of concern would be near a pond or an open field. Their birds are confined to their coop and no wild birds can access that coop.

Mrs. C. Korol stated that anyone who encounters their chickens washes their hands and takes the proper precautions to be safe.

Mr. Larger asked Mr. Graham if the neighbors would have a basis to make a complaint about the chickens if the variance is approved. Mr. Graham stated that his office would follow up on any complaint and ensure the coop is maintained and following the proper codes.

Mr. Larger asked if they had six chickens down the road. Mr. Graham stated that if the 5 chickens were approved with this variance, those chickens would still be good, and they would have a zoning violation for the 6th chicken and would need to seek a variance to keep that chicken.

Mr. Johnston stated that we would need to trust the homeowners to not exceed 5 chickens. Mr. Graham added that we do have inspectors go around daily to check if there are any property maintenance and zoning violations throughout the city.

Mr. Johnston raised concerns about more variance with chickens if this one is approved. These are residential lots and it would be best to keep them that way.

Mr. Wolfe concurred with Mr. Johnstons statement and asked if there are any other chickens in town. Mr. Graham replied yes, there is a house on Ronald Street that is illegally raising 25 chickens and 1 rooster that is under violation. Mr. Graham added that he does not believe there are other residential properties with chickens on them.

Mr. Wolfe asked if we allow a variance here, how many more applications we will have. Mr. Graham replied this is the first chicken variance and if this and other variances get approved, Staff would probably need to look at modifying the zoning code.

Mr. Hammes reported that the chicken text amendment to the code was done in 2019, and this is the first variance under these rules coming to the Board.

Mr. Hammes recounted that before he came to Vandalia, there were a number of variances for solar panels and City Council asked him to look at the code to see if there are any adjustments that can be made to fit solar panels better now, as compared to when the code was initially written.

Mr. Hammes stated that if we receive several chicken variances in a short period of time, City Council may be inclined to have Staff look at amending the code. The problem might not be the people who want chickens, but the code.

Mr. Hammes added that the board should evaluate this particular variance on the facts presented here today, but looking at the bigger picture is valid.

Mr. Hammes stated that the number of chickens they can have on their lot is 0 and that granting the variance would increase that number to 5. The other requirements of the code would still apply.

Mr. Flannery stated when the code was updated, there were provisions related to farming that got dropped off.

Mr. Flannery stated that the Board needs to look at this case as an individual situation with the chickens.

Mrs. C. Korol stated that she is living harmoniously with her neighbors and if her neighbors had any problems or concerns with her chickens, she would not hesitate to remedy the situation. This is their home too and she does not want to impede their life.

Mr. G. Korol stated the Board brought up valid points. He added that his family is vegetarian, and these are not meat chickens. They do not want 40 chickens, their 5 is enough.

Mr. G. Korol stated they are meeting or will meet all the requirements for the raising of chickens. He then thanked the board for their time.

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: Mr. Johnston, Mr. Stefanidis, Mr. Larger, and Mr. Flannery agreed the property in question will yield a reasonable return and the property has a beneficial use without granting the variance. Mr. Wolfe abstained.

- (2) Whether the variance is substantial;

BZA Comment: The Board agreed the variance is somewhat substantial given the allowed ratio of chickens to acreage and the existing tree buffer.

- (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: Mr. Stefanidis, Mr. Larger, and Mr. Flannery agreed that granting the variance would not substantially alter the character of the neighborhood. Mr. Wolfe disagreed with Staff's comment and believed that granting the variance would substantially alter the character of the neighborhood. Mr. Johnston abstained.

- (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 the owner's predicament cannot be obviated without a variance because of the existing lot size. Staff noted that if the variance is not approved, the Applicant would not be required to exterminate her chickens but rather remove them from the property.

- (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 the intent behind the zoning code would not 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 denial of the requested variance from City Code Section 1224.01(e)(20) for the purpose of allowing 5 chickens on 0.34 acres at 995 Forest View Court.

Mr. Flannery mentioned that should the Board of Zoning Appeals recommend approval of the variance, Staff recommends the following conditions:

1. The chicken coop shall be moved at least 25 feet from any lot line,
2. Coops and pens shall be maintained to prevent offensive smells becoming injurious to the health, comfort, or property of individuals or of the public, and
3. The wings of any chicken kept under this variance shall be clipped.

Mr. Larger stated that he wants to maintain the integrity of the city but also work for every citizen in the city.

Mr. Larger stated that he would take a chicken over a dog barking next door any day of the week.

Mr. Larger commented that we may need to look at amending the zoning code here for chickens. Mr. Flannery added that this is the way to do this as we see cases that need to be revisited.

Mr. Flannery stated the code cannot be written perfectly.

Mr. Stefanidis stated that variance granting is the exception to the normal rule and does not set a precedent.

Mr. Stefanidis stated he does not know what they paid for the coop, how much it costs to haul the waste away, but guarantees that these chickens at \$6 for a dozen eggs are not making these folks a profit.

Mr. Stefanidis believes this case is an exception to the rule based on their relationship with the chickens and their willingness to move the chicken coop.

Mr. Wolfe stated that chickens are not something he would want in his neighborhood. He added that a variance is a way to accomplish something when it is not written in the rules and regulations.

Mr. Wolfe stated that he does not want to disappoint the folks, but he does not want to start seeing chickens in the residential back yards, but in more rural areas. Mr. Flannery replied in this case, he views the chickens in this case more as kids' pets, rather than livestock. MR. Flannery added they are not selling eggs.

Mr. Flannery called for a motion.

Mr. Larger made the motion to recommend approval the requested variance with the following conditions:

1. The chicken coop shall be moved at least 25 feet from any lot line,
2. Coops and pens shall be maintained to prevent offensive smells becoming injurious to the health, comfort, or property of individuals or of the public, and
3. The wings of any chicken kept under this variance shall be clipped.

Mr. Stefanidis seconded the motion. Mr. Larger, Mr. Stefanidis, and Mr. Flannery voted yes. Mr. Johnston and Mr. Wolfe voted no. The motion passed 3-2.

Mr. Graham advised the applicant that it would be in his best interest to attend the City Council Study Session on March 3, 2025, at 6:00 p.m. and the City Council Meeting on March 17, 2025, at 7:00 p.m.

b. BZA 25-0002 Maximum Building Sign Area – 780 Northwoods Boulevard

Mr. Graham gave the report from Staff stating that the Applicant, Atlantic Sign Company, on behalf of Kroger has requested a variance to exceed the maximum building sign area. The Applicant submitted a variance to have 327.58 square feet of signage. Table 1236-1 in City Code Section 1236.11(e) provides that the maximum allowed wall signage is 250 square feet with facades greater than 300 feet.

Mr. Graham stated that Kroger is proposing adding a new 190 square foot "Kroger" sign and a 69.1 square foot "Pickup" sign and keeping their existing 19.63 square foot "Starbucks" sign and 48.85 square foot "Little Clinic" sign for a total of 327.58 square feet. This proposal exceeds the allowed amount of signage by 77.58 square feet.

Mr. Graham reported that the Applicant stated in his Letter of Justification that these signs “aim to improve wayfinding on the property and draw in more customers for the entire development.” There is a “thick line of trees that block the building from the road” and these new signs will fit with Kroger’s national branding strategy. The Applicant and Kroger believe this proposal “will have a positive impact on the business, city, and development.”

Mr. Graham reported that Staff recommends the Board of Zoning Appeals to recommend approval of the requested variance from Table 1236-1 in City Code Section 1236.11(e) for the purpose of allowing 327.58 square feet of signage at 780 Northwoods Boulevard.

Mr. Flannery invited the Applicant to speak.

Mr. Alex Barnett, on behalf of Atlantic Sign Company stated he was representing Kroger at 780 Northwoods Boulevard.

Mr. Barnett thanked Mr. Graham for the presentation.

Mr. Barnett stated this variance is for Kroger to align this store with its national branding. They are adding a shopping cart to the front of the logo to show Kroger’s commitment to full, fresh and friendly.

Mr. Barnett stated this store is right off the interstate and when they see this sign, they will come off the exit to shop and bring more people into Vandalia.

Mr. Barnett stated if the signage is not approved, they would have to remove the signage and not follow Kroger’s branding. “The Little Clinic” and “Starbucks” have no other forms of identification on the building and would not be able to promote their services if removed.

Mr. Larger stated that he is a big supporter of Kroger and asked about them cutting down the tree line being removed. Mr. Barnett replied that the trees are blocking the view of the building, but Kroger does not want to remove the trees.

Mr. Stefanidis asked how Vandalia determines how much signage a business gets. Mr. Graham replied it is based on frontage and the Kroger can go up to 250 square feet.

Mr. Johnston asked if there will be a sign on the side of Kroger. Mr. Barnett replied there will be a wall sign and an overhead bar sign.

Mr. Barnett stated that Kroger is one of the larger footprint buildings and would encourage the Board to look at the visual impact of the sign.

Mr. Flannery stated that he has reviewed similar cases with signs in the shopping plaza before.

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 that the property has a beneficial use without granting the variance. Staff noted the presence of a tall, freestanding sign facing I-75 and a similar sign facing Northwoods Boulevard, both unobstructed by trees and promoting Kroger.

2. Whether the variance is substantial;

Mr. Larger asked about the Applicants comment about the sign being more than double than what is allowed. Mr. Graham replied that Staff had the Applicant remeasure their sign to eliminate the dead space from their measurement. Mr. Hammes added that the initial measurements included a rectangular area around the sign.

BZA Comment: The Board agreed that the variance is 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: Mr. Johnston, Mr. Wolfe, Mr. Larger, and Mr. Flannery agreed the current property owner did not have knowledge of the zoning restriction before purchasing the property. Mr. Stefanidis disagreed with Staffs comment and believed the property owner did have knowledge of the zoning restriction before purchasing the property.

Mr. Stefanidis suggested that the property owner knew the code when they bought this property.

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

BZA Comment: The Board agreed the owner's predicament can be obviated without a variance with smaller signage.

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. Flannery reported that staff recommends the Board of Zoning Appeals recommend approval of the requested variance from Table 1236-1 in City Code Section 1236.11(e) for the purpose of allowing 327.58 square feet of signage at 780 Northwoods Boulevard.

Mr. Flannery called for a motion.

Mr. Wolfe made the motion to recommend approval of the requested variance. Mr. Johnston seconded the motion. The motion passed 5-0.

Mr. Graham advised the applicant that it would be in his best interest to attend the City Council Study Session on March 3, 2025, at 6:00 p.m. and the City Council Meeting on March 17, 2025, at 7:00 p.m.

5. Approval of Minutes

a. Board of Zoning Appeal Minutes: December 11, 2024

Mr. Johnston made a motion to approve the December 11, 2024, Meeting Minutes. Mr. Wolfe seconded the motion. The motion passed 3-0-2 with Mr. Stefanidis and Mr. Larger abstaining.

6. Communications

a. New Member Welcome

Mr. Graham welcomed Mr. Steve Stefanidis to the Board of Zoning Appeals.

Mr. Stefanidis thanked Mr. Graham and stated that he was on the other side of the podium multiple times for Chase Bank.

Mr. Larger asked how Staff determines if the property owner knew the zoning restriction before purchasing the property. Mr. Graham replied this sign code has changed multiple times since 2014.

Mr. Graham reported there is one hearing item for March 12, 2025, meeting date.

7. Adjournment

Mr. Johnston made a motion for adjournment. Mr. Stefanidis seconded the motion.

The meeting was adjourned at 7:01 p.m.

Mike Flannery
Chair

File No.:2024-1013

12/16/2024

Korol Grant And Caitlin
995 Forest View Ct
Vandalia, OH 45377-1739

Violation Location: 995 FOREST VIEW CT

Violation Description: Appears chicken being caged rear yard.

To Whom It May Concern:

To assure the health, safety and appearance of its neighborhoods, City of Vandalia ordinances 1482.14 requires that all structures be kept free from insect and vermin infestation.

It has come to our attention that your property is in violation of this code. To avoid legal action by the City of Vandalia, the property owner is responsible for extermination within this structure by the compliance date listed below.

We appreciate your cooperation in this matter and if you should have any questions, please contact this office at 937-898-3750 Monday thru Friday, between the hours of 8:00 a.m. to 5:00 p.m. Thank you for your cooperation in this matter.

Sincerely,



Kip Millikin
Property Maintenance Inspector

Compliance Date: 12/30/2024
1482.14 - VHP - VERMIN HARBORAGE

*Any person aggrieved by a decision by the Code Official shall have the right to appeal that matter to the Property Maintenance Board of Appeals within fifteen (15) days of the date of decision.

Requesting appeal to ordinances 1482.14 which is an incorrect code as our zone is allowed to have chickens. Also requesting an approval to maintain the 5 chickens that we currently have although minimum amount of land is not currently met. Current acreage is at 0.34. I will attach pictures of current coop, chickens and ordinances to compare to Tipp City, Troy and City of Dayton. I would also respectfully attempt to show you that these chickens are not used in a poultry processing sense, they are pets and very much loved by myself, children, and neighbors in our Cul-de-sac. I am open to meeting all requirements of chickens if the 2-acre minimum can be dropped down.

5 HENS currently, no roosters. They are very well taken cared of and meticulously clean. We do not sell eggs nor have any intention of doing so. We have no intention of ever having more than 5. I have also included an aerial view of our property. The coop sits in the left corner of our lot. I will be including a signed document in the future with the cul-de-sac residents stating that they have no issues with coop.

Thank you for your time and I hope you have a wonderful New Year!

Respectfully,

Caitlin Korol

(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

The introduction of backyard chickens provides a reasonable return and beneficial use by fostering a meaningful and symbiotic relationship between animals and people. These chickens are cherished members of our family , and in return, they thrive under our care. This bond is similar to the relationships people have with other beloved pets, such as cats and dogs. Moreover, keeping chickens offers invaluable opportunities for education and growth for our family and the multitude of neighboring kids who roam and play in our cul-de-sac. It teaches people the importance of sustainability, waste reduction, and responsibility in caring for other living beings. This variance allows our family and neighboring kids to participate in a safe outdoor activity. It aligns with Montgomery County and neighboring city regulations.

(2) Whether the variance is substantial

This is not a substantial variance because it aligns with Vandalia's policy of allowing chickens in residential zoning. However, the current additional restrictions on property size prevent nearly all homeowners from participation. Neighboring communities such as Tipp City do not have property size restrictions on the raising of chickens in residential zoning code. Our backyard property at 995 Forest View Ct. has sufficient land and trees for privacy and for reasonable distance of chickens from neighboring houses.

(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

The current size and extent of the chicken coop and surrounding pen represents a small portion of the property. This coop is currently surrounded by a small forest of trees and does not impact the value or enjoyment of neighboring properties. The chickens are reasonably quiet, and we do not have, and will not get roosters. These chickens are not for the purposes of livestock. They are family pets, as our daughter hopes to be a veterinarian when she grows up. Our family is vegetarian which is further evidence of our lack of desire to have any more chickens for the purposes of meat production. As there are only 5 chickens currently, there is minimal waste which is removed on a weekly basis via bagged garbage disposal to prevent any buildup of unsanitary conditions or smells.

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

Weekly coop cleaning is bagged in regular trash for pickup, same as cat litter or dog bags. No adverse effect noted.

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

No, I was aware of Montgomery County regulations regarding chickens, which is what our current situation is based upon.

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

Without a variance, we would be required to exterminate our pets which would be emotionally devastating to our two children. Chickens are highly social animals and capable of bonding with humans.

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

The spirit and intent of the initial allowance of chickens in residential properties in the Vandalia Zoning Code was to encourage participation in a simple and exciting part of family development. Our coop is small in its footprint, and does not affect curb appeal.

(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.

The residents of our cul-de-sac are satisfied with the current location and impact of our chicken coop and chickens. However, the current location of the coop does not meet the 25 foot minimum requirement from the rear property line. We had assumed these properties would be un-bothered by the coop location, as their houses are several hundred feet away and secluded by forest in-between. If a minimum property size requirement was lifted allowing us to retain our chickens, we would on request of the council, move the coop to directly behind our house (greater 30ft from any neighboring property, and completely non-visible from the street).

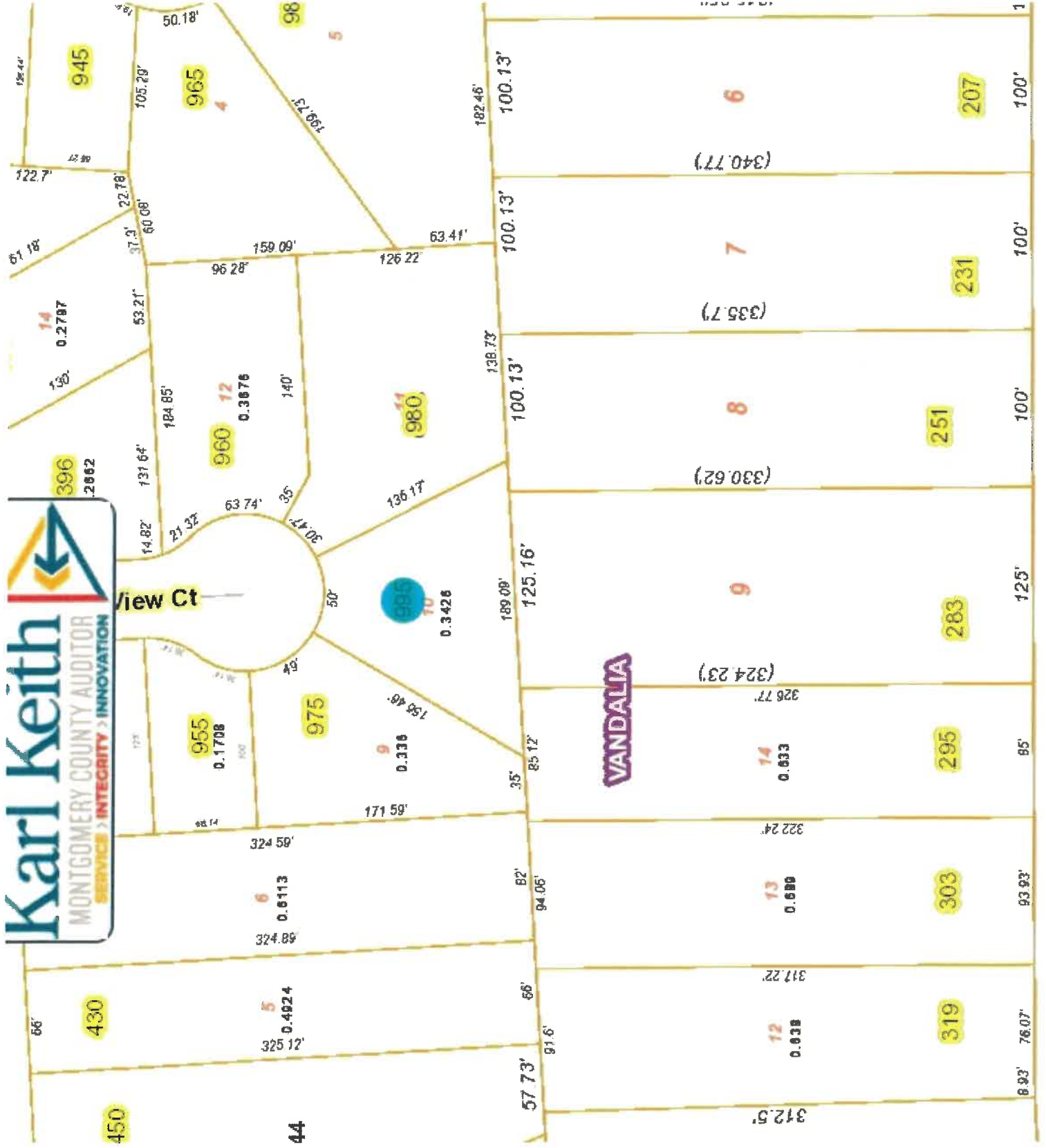
Additionally, if the appeal was granted, we would not increase our number of chickens or have any other non-traditional pets (other than cat/dog).

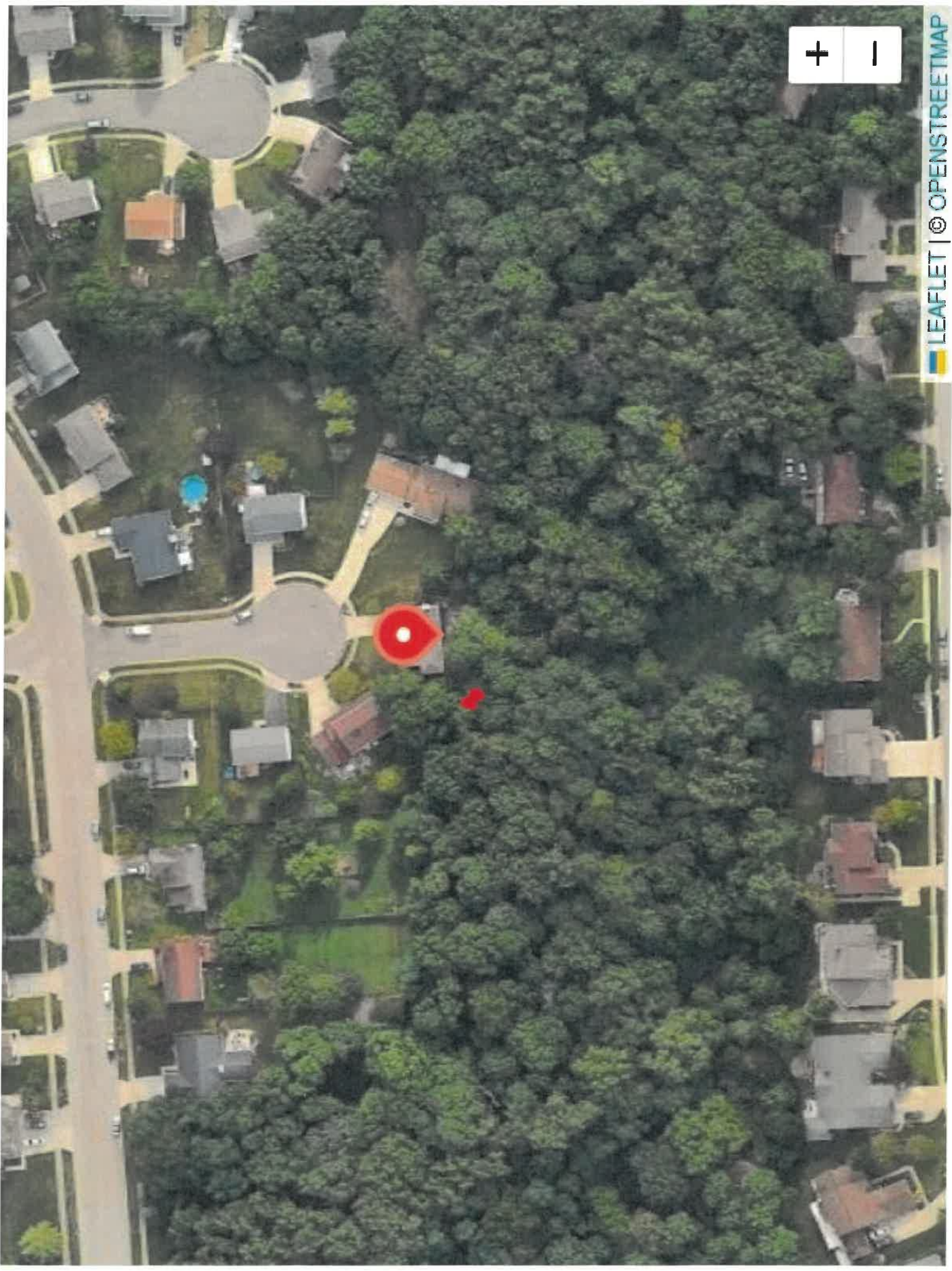
Caitlin Morol

The neighboring residents below consent to and are in favor of chickens residing at 995 Forest View Ct. To be kept and housed in the same or similar capacity to which they have been up to this date.

Name/Signature	Address	Phone number.
Courtney Burke <i>Courtney Burke</i>	980 Forest view ct.	937-369-4553
Sherri Mayhill <i>Sherri Mayhill</i>	960 Forest View Ct.	937-545-2577
Sarah Mullens <i>Sarah Mullens</i>	955 Forest-View Ct	937-522-5249
Lacey Partin <i>Lacey Partin</i>	396 West Alkaline Springs rd.	937-986-9163
Brandon Boyce <i>Brandon Boyce</i>	376 W. Alkaline Springs Rd	704-692-6858
Amanda Rudd <i>Amanda Rudd</i>	975 Forest view Ct	1-937-307-4095

↓
Resident was not able to sign but verbally consents and welcomes phone call if needed.

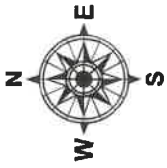






City of Vandalia Board of Zoning Appeals **995 Forest View Court**

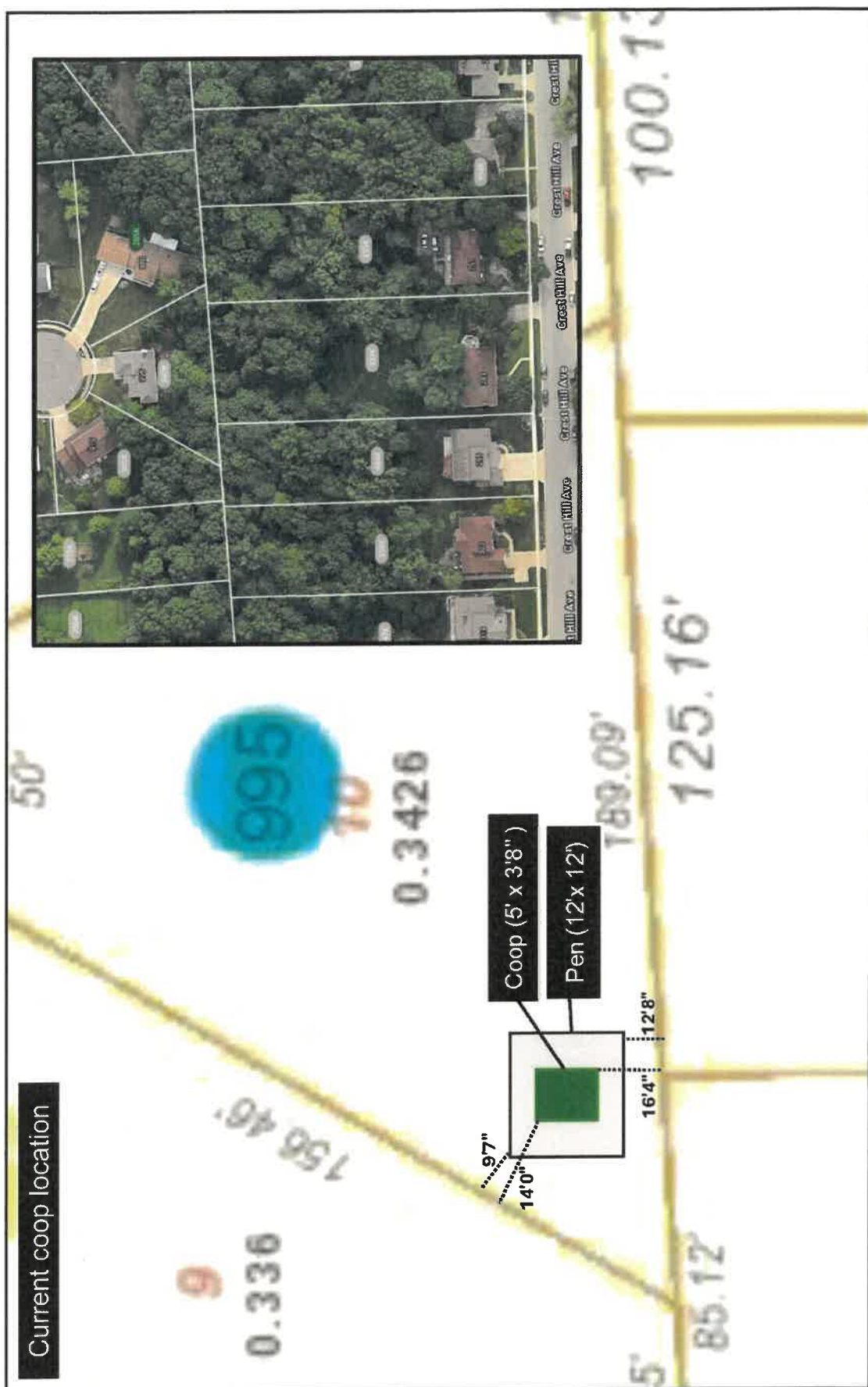
BZA 25-0001 Chickens



1 inch = 21 feet



Current coop location

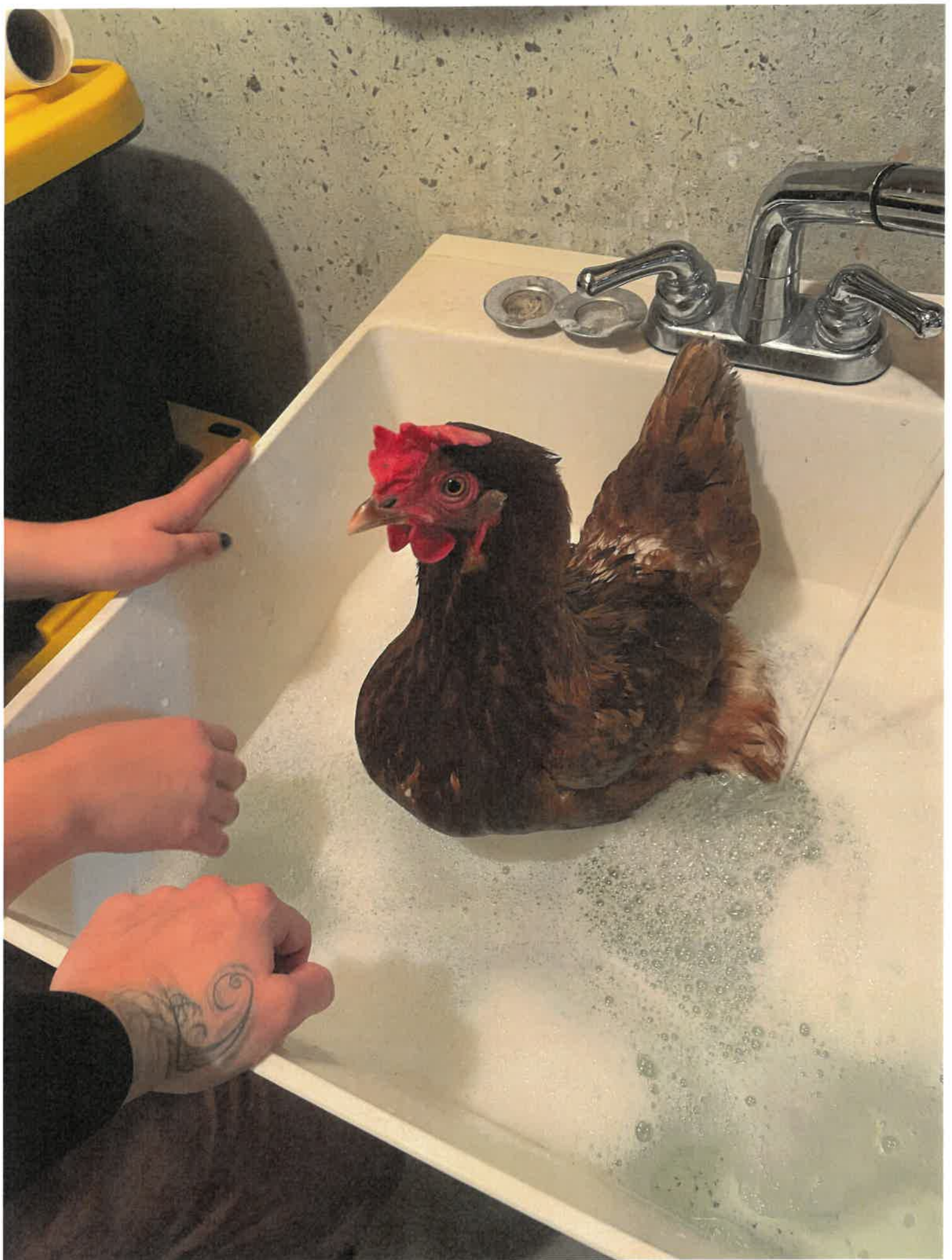


Proposed coop location
at the request of council









The provisions of this chapter shall be enforceable within the municipality concurrently with state and federal laws relative to sanitation and health and the ordinance or orders of the county health district relative thereto, and shall not be construed as modifying, repealing, limiting or affecting in any manner such laws, ordinances, or orders.

(1974 Code, § 94.01)

§ 94.02 KEEPING ANIMALS.

- (A) No person shall keep any pig, horse, cow, goat, 3 or more dogs at least 3 months of age, or any other animal or animals or any fowl or poultry in any pen, yard, lot or other enclosure situated within 100 feet of an inhabited dwelling house, other than the house of the owner of such animal or animals, fowl or poultry.
- (B) The owner or keeper of any such animal or animals, fowl, or poultry shall keep the pen, yard, lot, or other enclosure in a sanitary condition and free from preventable offensive odors.

(1974 Code, § 94.24) Penalty, see § ~~94.99~~



(1) Exotic Animals. No person shall own, harbor, keep, breed, sell or import any exotic animal within any zoning district. The term "exotic animal" shall mean any wild animal not indigenous to Ohio or any reptile not indigenous to Ohio. (Examples: lions, tigers, elephants, alligators, crocodiles, etc.) Additionally, omnivorous and carnivorous Ohio species such as bear, deer, elk, wolf, coyote, fox, turkey, lynx, and bobcat are deemed exotic. Any animal that is commonly sold by a bona fide commercial pet shop is permitted. The above listed **animals** purchased or adopted and housed on the subject property prior to the adoption of this text amendment are exempted from such prohibition, provided that:

A. A bill of sale or notarized statement that verifies this date is provided.

Montgomery Ohio Chicken Ordinance

Yes	
6	
No	
No	
Coops and enclosures must not be visible from the street, must be screened from neighboring properties by fencing or landscaping, and must adhere to setbacks and property maintenance codes.	
Cheryl Hilvert, city manager 10101 Montgomery Rd Montgomery, OH 45242 (513) 891-2424	
New Ordinance #13-2009 states that: 1. Chapter 150.03 of the Land Usage Code shall be amended to exclude hens from the definition of farm animals. 2. Section 151.1003 of the Land Usage Code shall be amended to recognize as a permitted use in the A, B, and C districts the keeping of chickens/hens provided that such animals are kept for personal use by the resident of the property and that chickens/hens shall be limited to six or fewer chickens. 3. Section	

MEMORANDUM

TO: Kurt E. Althouse, Interim City Manager
FROM: Ben Graham, Zoning and Planning Coordinator
DATE: February 20, 2025
SUBJECT: **BZA 25-0002**– 780 Northwoods Boulevard - Variance from Table 1236-1 in City Code Section 1236.11(e) “Maximum Building Sign Area”

General Information

Applicant: Atlantic Sign Company
2328 Florence Avenue
Cincinnati, OH 45206

Existing Zoning: Gateway Business (GB)

Location: 780 Northwoods Blvd
Vandalia, Ohio 45377

Previous Case(s): BZA 02-18,¹ BZA 14-11,² PC 14-25,³
Ord 18-25,⁴ BZA 20-02,⁵ BZA 20-15⁶
& PC 20-10⁷

Requested Action: Approval

¹ City Council Approved BZA 02-18 on August 19, 2002, to allow a trash compactor to be placed behind the building.

² City Council Tabled BZA 14-11 on December 15, 2014, for 45 days. This request was to allow a 48.5 square foot “Little Clinic” sign with the existing signage for a total of 165.18 square feet. The allowed amount of signage at the time was 150 square feet and the Applicant withdrew their application with the passage of PC 14-25.

³ City Council Approved PC 14-15 on February 2, 2015, a Text Amendment that included language to increase the maximum allowed wall signage to 250 square feet with facades greater than 300 feet in the GB, HB, O/IP, I/I, and I zoning districts.

⁴ City Council Approved Ord 18-24 on December 17, 2018, the repeal and replace of the zoning code, that included language to decrease the maximum allowed wall signage to 200 square feet in the GB, HB, O/IP, I/I, and I zoning districts. This was viewed as an oversight and was changed back in 2020.

⁵ City Council Approved BZA 20-02 on February 3, 2020, to allow a new 19.63 square foot “Starbucks” sign with an existing 118.28 square foot “Kroger” sign, 49.69 square foot “Little Clinic,” sign, and a 42 square foot “Pharmacy Drive Thru” sign for a total of 229.6 square feet of signage.

⁶ City Council Approved BZA 20-15 on September 8, 2020, to allow two nonconforming entrance signs for Kettering Health to remain erected with 4 conditions.

⁷ City Council Approved PC-20-10 on November 16, 2020, a Text Amendment that included language to increase the maximum allowed wall signage to 250 square feet with facades greater than 300 feet in the GB, HB, O/IP, I/I, and I zoning districts.

- Exhibits:
- 1- Application
 - 2- Owner Letter
 - 3- Letter of Justification
 - 4- Existing Signage
 - 5- Location Map
 - 6- Sign Drawings

Background

The Applicant, Atlantic Sign Company, on behalf of Kroger has requested a variance to exceed the maximum building sign area. The Applicant submitted a variance to have 327.58 square feet of signage. Table 1236-1 in City Code Section 1236.11(e) provides that the maximum allowed wall signage is 250 square feet with facades greater than 300 feet.

Kroger is proposing adding a new 190 square foot “Kroger” sign and a 69.1 square foot “Pickup” sign and keeping their existing 19.63 square foot “Starbucks” sign and 48.85 square foot “Little Clinic” sign for a total of 327.58 square feet. This proposal exceeds the allowed amount of signage by 77.58 square feet.

The Applicant stated in his Letter of Justification that these signs “aim to improve wayfinding on the property and draw in more customers for the entire development.” There is a “thick line of trees that block the building from the road” and these new signs will fit with Kroger’s national branding strategy. The Applicant and Kroger believe this proposal “will have a positive impact on the business, city, and development.”

Variance Criteria

In determining whether a property owner has suffered practical difficulties, the Board of Zoning Appeals and City Council shall weigh the following factors; provided however, an applicant need not satisfy all of the factors and no single factor shall be determinative, to determine the following:

- (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;

Applicant Response: The only alternative to this request would be to cut down the tree line that blocks the view of the building from Northwoods Blvd. Kroger certainly would like to avoid the removal of any vegetation, in order to keep up the character and appeal of the development. In an effort to preserve green space, maintain current landscaping standards, and uphold the character of the zoning district.

BZA Comment: The Board agreed the property in question will yield a reasonable return and that the property has a beneficial use without granting the variance. Staff noted the presence of a tall, freestanding sign facing I-75 and a similar sign facing Northwoods Boulevard, both unobstructed by trees and promoting Kroger.

- (2) Whether the variance is substantial;

Applicant Response: We are requesting to install more than double what is currently allowed. Yes this variance is substantial.

BZA Comment: The Board agreed the variance is 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;

Applicant Response: The neighborhood primarily consists of commercial uses. These signs will not have an impact on any property other than the one occupied by Kroger.

Being an anchor store, the enlarged signs will help draw in more customers to Kroger. This generally results in increased foot traffic to surrounding businesses.

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);

Applicant Response: Government services may have an easier time delivering services due to easier identification of the building. This will also increase the ability of non-governmental organizations to deliver services.

BZA Comment: The Board agreed 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;

Applicant Response: The zoning code for this district has changed multiple times throughout the years Kroger has occupied this space.

BZA Comment: Mr. Johnston, Mr. Wolfe, Mr. Larger, and Mr. Flannery agreed the current property owner did not have knowledge of the zoning restriction before purchasing the property. Mr. Stefanidis disagreed with Staffs comment and believed the property owner did 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;

Applicant Response: Without a variance, Kroger would only be allowed 250 ft² of signage on the north elevation. This elevation is home to the primary entrances to the store.

BZA Comment: The Board agreed the owner's predicament can be obviated without a variance with smaller signage.

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

Applicant Response: This district is zoned commercial, and this proposal would not change that. This proposal helps Kroger to be able to maintain their property better with newer signs, and give the development a fresh new look. For this reason, we believe that the spirit and the intent of the zoning code will be upheld.

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.

Applicant Response: These signs, especially the pharmacy drive-thru sign, are primarily intended to improve wayfinding on and around the property. When a customer approaches from the west on Northwoods Blvd, the pharmacy sign will help them quickly identify where the drive-thru is. The updated sign is much more visible from a greater distance, without impacting the property rights of neighboring properties.

Customer satisfaction is increased. When the confusion of which side of the building to park in front of and enter into is eliminated through the implementation of effective wayfinding signage, customers are less confused when they enter the store and in turn are a more highly satisfied customer.

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

Recommendation

At its meeting on February 26, 2025, the Board of Zoning Appeals voted 5-0 to recommend **approval** of the requested variance from Table 1236-1 in City Code Section 1236.11(e) for the purpose of allowing 327.58 square feet of signage at 780 Northwoods Boulevard.

The recommendation of the Board of Zoning Appeals will be forwarded to City Council for their review.



333 James E. Bohanan Memorial Drive
Vandalia, Ohio 45377

Call 937.898.3750
Fax 937.415.2319

BZA VARIANCE - COMMERCIAL

Application Number: BZA 25-0002

Date: 01/22/2025

Location of Property: 780 NORTHWOODS BLVD

Tax Parcel ID: B02 00315 0046 002

Commercial

Residential

Owner: **KRF Dayton LLC**
7565 Kenwood Rd
Suite 204
Cincinnati, OH 45236

Mobile:

Phone:

Fax:

Email:

Applicant: **Atlantic Sign Company**
2328 Florence Avenue
Permit Department
Cincinnati, OH 45206

Mobile:

Phone: **5132416775**

Fax:

Email: **permits@atlanticsigncompany.com**

Description of Work:

Maximum Sign Area allowed for the primary facade is a total 250 sqft. This proposal includes adding a new Kroger sign and a Pickup/Pharmacy sign and keeping an existing Starbucks and Little Clinic Sign. A. Kroger w/ Cart Letter Set: 399 sqft B. Pickup PDT Letter Set: 94.4 Ext. Little Clinic: 48.85 sqft Ext. Starbucks: 19.63 sqft

Cost of Construction: \$

Use Group
Construction Type

APPLICATION ONLY

DRAFT

Minutes of the City of Vandalia Board of Zoning Appeals
February 26, 2025

Agenda Items

1. Call to Order
2. Attendance
3. Old Business
4. New Business
 - a. BZA 25-0001 Chickens – 955 Forest View Court
 - b. BZA 25-0002 Maximum Building Sign Area – 780 Northwoods Boulevard
5. Approval of Minutes
 - a. Board of Zoning Appeal Minutes: December 11, 2024
6. Communications
 - a. New Member Welcome
7. Adjournment

Members Present:	Mr. Mike Flannery, Mr. Mike Johnston, Mr. Robert Wolfe, Mr. Kevin Larger, and Mr. Steve Stefanidis
Members Absent:	None
Staff Present:	Mr. Ben Graham, Zoning and Planning Coordinator, Mr. Michael Hammes, City Planner
Others Present:	Mrs. Caitlin Korol, Mr. Grant Korol, Ms. Halina Korol, Mr. Conrad Korol, Mr. Alex Barnett

1. Call to Order

Mr. Flannery called the meeting to order at 6:00 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 March 17, 2025, at 7:00 p.m.

2. Attendance

All members were in attendance.

3. Old Business

Mr. Graham confirmed that there was no old business.

4. New Business

a. BZA 25-0001 Chickens – 995 Forest View Court

Mr. Graham gave the report from Staff stating that the Applicant, Caitlin Korol has requested a variance to have 5 chickens on less than 2.5 acres of land. The Applicant submitted a variance to allow 5 chickens on 0.34 acres. City Code Section 1224.01(e)(20)(A) provides that the “raising of chickens shall be permitted with the standards as set forth in this Section, in the A, RSF-1, RSF-2, RSF-3, RSF-4 and PUD Zoning Districts, unless otherwise restricted by private development standards, as an accessory use to a principal single-family use when the lot size is 2 acres or more.”

Mr. Graham stated that City Code Section 1224.01(e)(20)(B)(i) provides that “No chickens shall be permitted at a ratio greater than 2 chickens per acre with a maximum of 8 chickens per property, regardless of acreage.” The Applicant is proposing having 5 chickens on 0.34 acres.

Mr. Graham stated that City Code Section 1224.01(e)(20)(B) provides that “chickens shall be kept in a coop or enclosed pen which shall be no closer than 25 feet from any lot line.” If the variance is approved, the applicant has agreed to move and provided a site plan showing the chicken coop 30 feet from the property line.

Mr. Graham reported that the Applicant stated in her Letter of Justification that the chickens are their beloved pets and cherished members of their family, and that they do well under their care. These chickens also provide meaningful opportunities for education and personal growth, not only for her family but also for neighborhood children who frequently gather in the cul-de-sac. Currently, they have five chickens, which produce minimal waste. To ensure cleanliness and prevent any odor or unsanitary conditions, all waste is carefully bagged and removed from the property on a weekly basis.

Mr. Graham reported that Staff recommends the Board of Zoning Appeals to recommend denial of the requested variance from City Code Section 1224.01(e)(20) for the purpose of allowing 5 chickens on 0.34 acres at 995 Forest View Court.

Mr. Graham mentioned that should the Board of Zoning Appeals recommend approval of the variance, Staff recommends the following conditions:

1. The chicken coop shall be moved at least 25 feet from any lot line,
2. Coops and pens shall be maintained to prevent offensive smells becoming injurious to the health, comfort, or property of individuals or of the public, and
3. The wings of any chicken kept under this variance shall be clipped.

Mr. Graham reported that the neighboring properties at 955, 960, 975 and 980 Forest View Court, and 370 and 396 West Alkaline Springs Road all signed a support petition or called in to support this variance.

Mr. Flannery asked if all the neighboring properties were in support. Mr. Graham confirmed that to be correct.

Mr. Flannery invited the Applicant to address the Board.

Mr. Grant Korol stated he was the property owner at 995 Forest View Court. He introduced his family Caitlin, Halina, and Conrad Korol.

Mr. G. Korol stated that he heard several years ago that Vandalia changed its chicken ordinance for residential zoning and hoped to raise a small number of chickens as pets and provide their kids with valuable life experiences. The house is in a cul-de-sac, has a large grove of trees and is relatively secluded from each of the neighbors. They constructed a small 20 square foot coop to house the 5 chickens in a location intended to be private and unbothersome to their neighbors.

Mr. G. Korol stated they clean the coop on a weekly basis and dispose of the waste to avoid access buildup and smells. The chickens are not free roaming and are contained in a pen.

Mr. G. Korol stated that his kids and many of the neighboring children enjoy interacting with the chickens. All the direct neighbors in the cul-de-sac agree the chickens are not overly impactful and not a detriment to the community. He added that a list of their signatures was provided to the Board in support of the variance.

Mr. G. Korol stated that he hopes City Council grants a variance to the code. He added that Tipp City does not have minimum land size requirements for the raising of chickens in residential zonings and the only limitation is a setback of 100 feet from any neighboring house.

Mr. G. Korol stated that if a variance was allowed, they would move the location of the coop to meet the minimum setback requirements. He noted that the current zoning restriction in Vandalia locks out nearly all residential properties from the raising of chickens.

Mr. Flannery asked if he had any issues with the 3 conditions proposed by Staff. Mr. G. Korol replied that he has no problems with those conditions.

Mr. Stefanidis asked how long the chickens have been there. Mr. G. Korol replied that the chickens have been on the property for 1 year.

Mr. Stefanidis if all his neighbors have been there the entire time since having these chickens. Mr. G. Korol replied yes, no one new has moved into the cul-de-sac.

Mr. Johnston asked about the bird flu. Mr. G. Korol replied that based on his research, bird flu spreads when free roaming birds contact other free roaming birds. Mr. G. Korol added that their pen is completely enclosed.

Mrs. Caitlin Korol added that waterfowl birds such as geese and ducks are the birds that you need to be worried about encountering your animals. She added that the concern is less residential chickens and more commercial chickens. The bird farms have wild birds coming into the facilities to eat the food and defecate there. They live in wooded areas and the areas of concern would be near a pond or an open field. Their birds are confined to their coop and no wild birds can access that coop.

Mrs. C. Korol stated that anyone who encounters their chickens washes their hands and takes the proper precautions to be safe.

Mr. Larger asked Mr. Graham if the neighbors would have a basis to make a complaint about the chickens if the variance is approved. Mr. Graham stated that his office would follow up on any complaint and ensure the coop is maintained and following the proper codes.

Mr. Larger asked if they had six chickens down the road. Mr. Graham stated that if the 5 chickens were approved with this variance, those chickens would still be good, and they would have a zoning violation for the 6th chicken and would need to seek a variance to keep that chicken.

Mr. Johnston stated that we would need to trust the homeowners to not exceed 5 chickens. Mr. Graham added that we do have inspectors go around daily to check if there are any property maintenance and zoning violations throughout the city.

Mr. Johnston raised concerns about more variance with chickens if this one is approved. These are residential lots and it would be best to keep them that way.

Mr. Wolfe concurred with Mr. Johnstons statement and asked if there are any other chickens in town. Mr. Graham replied yes, there is a house on Ronald Street that is illegally raising 25 chickens and 1 rooster that is under violation. Mr. Graham added that he does not believe there are other residential properties with chickens on them.

Mr. Wolfe asked if we allow a variance here, how many more applications we will have. Mr. Graham replied this is the first chicken variance and if this and other variances get approved, Staff would probably need to look at modifying the zoning code.

Mr. Hammes reported that the chicken text amendment to the code was done in 2019, and this is the first variance under these rules coming to the Board.

Mr. Hammes recounted that before he came to Vandalia, there were a number of variances for solar panels and City Council asked him to look at the code to see if there are any adjustments that can be made to fit solar panels better now, as compared to when the code was initially written.

Mr. Hammes stated that if we receive several chicken variances in a short period of time, City Council may be inclined to have Staff look at amending the code. The problem might not be the people who want chickens, but the code.

Mr. Hammes added that the board should evaluate this particular variance on the facts presented here today, but looking at the bigger picture is valid.

Mr. Hammes stated that the number of chickens they can have on their lot is 0 and that granting the variance would increase that number to 5. The other requirements of the code would still apply.

Mr. Flannery stated when the code was updated, there were provisions related to farming that got dropped off.

Mr. Flannery stated that the Board needs to look at this case as an individual situation with the chickens.

Mrs. C. Korol stated that she is living harmoniously with her neighbors and if her neighbors had any problems or concerns with her chickens, she would not hesitate to remedy the situation. This is their home too and she does not want to impede their life.

Mr. G. Korol stated the Board brought up valid points. He added that his family is vegetarian, and these are not meat chickens. They do not want 40 chickens, their 5 is enough.

Mr. G. Korol stated they are meeting or will meet all the requirements for the raising of chickens. He then thanked the board for their time.

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: Mr. Johnston, Mr. Stefanidis, Mr. Larger, and Mr. Flannery agreed the property in question will yield a reasonable return and the property has a beneficial use without granting the variance. Mr. Wolfe abstained.

- (2) Whether the variance is substantial;

BZA Comment: The Board agreed the variance is somewhat substantial given the allowed ratio of chickens to acreage and the existing tree buffer.

- (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: Mr. Stefanidis, Mr. Larger, and Mr. Flannery agreed that granting the variance would not substantially alter the character of the neighborhood. Mr. Wolfe disagreed with Staff's comment and believed that granting the variance would substantially alter the character of the neighborhood. Mr. Johnston abstained.

- (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 the owner's predicament cannot be obviated without a variance because of the existing lot size. Staff noted that if the variance is not approved, the Applicant would not be required to exterminate her chickens but rather remove them from the property.

- (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 the intent behind the zoning code would not 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 denial of the requested variance from City Code Section 1224.01(e)(20) for the purpose of allowing 5 chickens on 0.34 acres at 995 Forest View Court.

Mr. Flannery mentioned that should the Board of Zoning Appeals recommend approval of the variance, Staff recommends the following conditions:

1. The chicken coop shall be moved at least 25 feet from any lot line,
2. Coops and pens shall be maintained to prevent offensive smells becoming injurious to the health, comfort, or property of individuals or of the public, and
3. The wings of any chicken kept under this variance shall be clipped.

Mr. Larger stated that he wants to maintain the integrity of the city but also work for every citizen in the city.

Mr. Larger stated that he would take a chicken over a dog barking next door any day of the week.

Mr. Larger commented that we may need to look at amending the zoning code here for chickens. Mr. Flannery added that this is the way to do this as we see cases that need to be revisited.

Mr. Flannery stated the code cannot be written perfectly.

Mr. Stefanidis stated that variance granting is the exception to the normal rule and does not set a precedent.

Mr. Stefanidis stated he does not know what they paid for the coop, how much it costs to haul the waste away, but guarantees that these chickens at \$6 for a dozen eggs are not making these folks a profit.

Mr. Stefanidis believes this case is an exception to the rule based on their relationship with the chickens and their willingness to move the chicken coop.

Mr. Wolfe stated that chickens are not something he would want in his neighborhood. He added that a variance is a way to accomplish something when it is not written in the rules and regulations.

Mr. Wolfe stated that he does not want to disappoint the folks, but he does not want to start seeing chickens in the residential back yards, but in more rural areas. Mr. Flannery replied in this case, he views the chickens in this case more as kids' pets, rather than livestock. MR. Flannery added they are not selling eggs.

Mr. Flannery called for a motion.

Mr. Larger made the motion to recommend approval the requested variance with the following conditions:

1. The chicken coop shall be moved at least 25 feet from any lot line,
2. Coops and pens shall be maintained to prevent offensive smells becoming injurious to the health, comfort, or property of individuals or of the public, and
3. The wings of any chicken kept under this variance shall be clipped.

Mr. Stefanidis seconded the motion. Mr. Larger, Mr. Stefanidis, and Mr. Flannery voted yes. Mr. Johnston and Mr. Wolfe voted no. The motion passed 3-2.

Mr. Graham advised the applicant that it would be in his best interest to attend the City Council Study Session on March 3, 2025, at 6:00 p.m. and the City Council Meeting on March 17, 2025, at 7:00 p.m.

b. BZA 25-0002 Maximum Building Sign Area – 780 Northwoods Boulevard

Mr. Graham gave the report from Staff stating that the Applicant, Atlantic Sign Company, on behalf of Kroger has requested a variance to exceed the maximum building sign area. The Applicant submitted a variance to have 327.58 square feet of signage. Table 1236-1 in City Code Section 1236.11(e) provides that the maximum allowed wall signage is 250 square feet with facades greater than 300 feet.

Mr. Graham stated that Kroger is proposing adding a new 190 square foot "Kroger" sign and a 69.1 square foot "Pickup" sign and keeping their existing 19.63 square foot "Starbucks" sign and 48.85 square foot "Little Clinic" sign for a total of 327.58 square feet. This proposal exceeds the allowed amount of signage by 77.58 square feet.

Mr. Graham reported that the Applicant stated in his Letter of Justification that these signs “aim to improve wayfinding on the property and draw in more customers for the entire development.” There is a “thick line of trees that block the building from the road” and these new signs will fit with Kroger’s national branding strategy. The Applicant and Kroger believe this proposal “will have a positive impact on the business, city, and development.”

Mr. Graham reported that Staff recommends the Board of Zoning Appeals to recommend approval of the requested variance from Table 1236-1 in City Code Section 1236.11(e) for the purpose of allowing 327.58 square feet of signage at 780 Northwoods Boulevard.

Mr. Flannery invited the Applicant to speak.

Mr. Alex Barnett, on behalf of Atlantic Sign Company stated he was representing Kroger at 780 Northwoods Boulevard.

Mr. Barnett thanked Mr. Graham for the presentation.

Mr. Barnett stated this variance is for Kroger to align this store with its national branding. They are adding a shopping cart to the front of the logo to show Kroger’s commitment to full, fresh and friendly.

Mr. Barnett stated this store is right off the interstate and when they see this sign, they will come off the exit to shop and bring more people into Vandalia.

Mr. Barnett stated if the signage is not approved, they would have to remove the signage and not follow Kroger’s branding. “The Little Clinic” and “Starbucks” have no other forms of identification on the building and would not be able to promote their services if removed.

Mr. Larger stated that he is a big supporter of Kroger and asked about them cutting down the tree line being removed. Mr. Barnett replied that the trees are blocking the view of the building, but Kroger does not want to remove the trees.

Mr. Stefanidis asked how Vandalia determines how much signage a business gets. Mr. Graham replied it is based on frontage and the Kroger can go up to 250 square feet.

Mr. Johnston asked if there will be a sign on the side of Kroger. Mr. Barnett replied there will be a wall sign and an overhead bar sign.

Mr. Barnett stated that Kroger is one of the larger footprint buildings and would encourage the Board to look at the visual impact of the sign.

Mr. Flannery stated that he has reviewed similar cases with signs in the shopping plaza before.

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 that the property has a beneficial use without granting the variance. Staff noted the presence of a tall, freestanding sign facing I-75 and a similar sign facing Northwoods Boulevard, both unobstructed by trees and promoting Kroger.

2. Whether the variance is substantial;

Mr. Larger asked about the Applicants comment about the sign being more than double than what is allowed. Mr. Graham replied that Staff had the Applicant remeasure their sign to eliminate the dead space from their measurement. Mr. Hammes added that the initial measurements included a rectangular area around the sign.

BZA Comment: The Board agreed that the variance is 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: Mr. Johnston, Mr. Wolfe, Mr. Larger, and Mr. Flannery agreed the current property owner did not have knowledge of the zoning restriction before purchasing the property. Mr. Stefanidis disagreed with Staffs comment and believed the property owner did have knowledge of the zoning restriction before purchasing the property.

Mr. Stefanidis suggested that the property owner knew the code when they bought this property.

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

BZA Comment: The Board agreed the owner's predicament can be obviated without a variance with smaller signage.

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. Flannery reported that staff recommends the Board of Zoning Appeals recommend approval of the requested variance from Table 1236-1 in City Code Section 1236.11(e) for the purpose of allowing 327.58 square feet of signage at 780 Northwoods Boulevard.

Mr. Flannery called for a motion.

Mr. Wolfe made the motion to recommend approval of the requested variance. Mr. Johnston seconded the motion. The motion passed 5-0.

Mr. Graham advised the applicant that it would be in his best interest to attend the City Council Study Session on March 3, 2025, at 6:00 p.m. and the City Council Meeting on March 17, 2025, at 7:00 p.m.

5. Approval of Minutes

a. Board of Zoning Appeal Minutes: December 11, 2024

Mr. Johnston made a motion to approve the December 11, 2024, Meeting Minutes. Mr. Wolfe seconded the motion. The motion passed 3-0-2 with Mr. Stefanidis and Mr. Larger abstaining.

6. Communications

a. New Member Welcome

Mr. Graham welcomed Mr. Steve Stefanidis to the Board of Zoning Appeals.

Mr. Stefanidis thanked Mr. Graham and stated that he was on the other side of the podium multiple times for Chase Bank.

Mr. Larger asked how Staff determines if the property owner knew the zoning restriction before purchasing the property. Mr. Graham replied this sign code has changed multiple times since 2014.

Mr. Graham reported there is one hearing item for March 12, 2025, meeting date.

7. Adjournment

Mr. Johnston made a motion for adjournment. Mr. Stefanidis seconded the motion.

The meeting was adjourned at 7:01 p.m.

Mike Flannery
Chair



KRF Dayton LLC
312 Plum Street
Cincinnati, OH 45202
513-785-9708
hmcintosh@essentialgrowth.com

Kroger-Vandalia #747
780 Northwoods Blvd
Vandalia, OH 45377

February 12, 2025

Re: Kroger # 747 / 780 Northwoods Blvd / Vandalia OH 45377

Dear Tenant:

Please consider this as Landlord / Property owner approval to submit for Variance and Permits as well as install signage for the above referenced project. Landlord's approval does not represent or warrant that the signage will meet local zoning ordinances, building codes, or any other applicable laws. It is the tenant's responsibility to ensure that the signage complies with all relevant local regulations and to obtain any necessary permits or approvals from the appropriate authorities.

The tenant must ensure that all installation work is performed by a licensed and insured contractor. Any damage to the building or property resulting from the installation or removal of the signage must be repaired at the tenant's expense.

Please notify us once the installation is complete for a final inspection. Should you require any further clarification or assistance, feel free to contact us.

Heather McIntosh

Heather McIntosh



The City of Vandalia Board of Zoning Appeals
The City of Vandalia City Council
Mr. Ben Graham
333 James E Bohanan Drive
Vandalia, OH 45377

LETTER OF JUSTIFICATION

Members of City Council, Board of Zoning Appeals, and Mr. Ben Graham,

The Kroger Company and Atlantic Sign Company respectfully submit this request for a variance to allow signs on the north elevation in excess of the allowed 250 square feet. As proposed, the northern elevation shows 563.38 ft². This request aims to improve wayfinding on the property and draw in more customers for the entire development.

Signage is crucial for the advertising of a business. Kroger is no exception. Kroger Shoppers are known for visiting different locations. The property and its proximity to I-75 combine to create a unique circumstance where the property needs to be easily identifiable to people exiting the interstate and those on Northwoods Blvd. Motorists must be able to identify that Kroger is located off of the exit and then be able to easily navigate to the parking lot and then to the correct entrance. These signs will help those who are visiting this store for the first time. The site has a thick line of trees that block the view of the building from the road. Additionally, approval of this request would allow Kroger to remain brand compliant with their national branding strategy. Recently Kroger has added the "Fresh Cart" logo to their branding. Adding this cart is crucial for maintaining consistency no matter what location a customer decides to shop at.

Kroger stores generally have multiple other tenants located inside. This location has a Starbucks and an existing sign on the north elevation. If this sign were to be removed to make room for other signs, there would be no identification that they are there. This will undoubtedly lead to decreased foot traffic and sales. The Little Clinic is another use inside the store. It is a health clinic serving the Vandalia Community at reasonable cost. These services are crucial for many. Without their wall sign, the community may not be made aware that this is a service offered to them.

Proposed Site Plan



Proposed Signs(existing and proposed)

- Sign A: KROGER W/ CART LETTER SET
 - Type: Wall Sign
 - Area: 399 ft²
 - Quantity: One (1)
- Sign B: PICKUP PDT LETTER SET
 - Type: Wall Sign
 - Area: 94.4 ft²
 - Quantity: One (1)
- Ext: Little Clinic
 - Type: Wall Sign
 - Area: 48.85 ft²
 - Quantity: One (1)
- Ext. Starbucks
 - Type: Wall Sign
 - Area: 19.63 ft²
 - Quantity: One (1)

Variance Review Criteria - Responses

2328 Florence Avenue • Cincinnati, Ohio 45206
(513) 241-6775 • fax (513) 241-5060
AtlanticSignCo@aol.com



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;

The only alternative to this request would be to cut down the tree line that blocks the view of the building from Northwoods Blvd. Kroger certainly would like to avoid the removal of any vegetation, in order to keep up the character and appeal of the development. In an effort to preserve green space, maintain current landscaping standards, and uphold the character of the zoning district.

2. Whether the variance is substantial;

a. We are requesting to install more than double what is currently allowed. Yes this variance is 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;

a. The neighborhood primarily consists of commercial uses. These signs will not have an impact on any property other than the one occupied by Kroger.

b. Being an anchor store, the enlarged signs will help draw in more customers to Kroger. This generally results in increased foot traffic to surrounding businesses.

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

a. Government services may have an easier time delivering services due to easier identification of the building. This will also increase the ability of non-governmental organizations to deliver services.

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

a. The zoning code for this district has changed multiple times throughout the years Kroger has occupied this space.

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

a. Without a variance, Kroger would only be allowed 250 ft² of signage on the north elevation. This elevation is home to the primary entrances to the store.

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

a. This district is zoned commercial, and this proposal would not change that. This proposal helps Kroger to be able to maintain their property better with newer signs, and



give the development a fresh new look. For this reason, we believe that the spirit and the intent of the zoning code will be upheld.

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.

a. These signs, especially the pharmacy drive-thru sign, are primarily intended to improve wayfinding on and around the property. When a customer approaches from the west on Norrthwoods Blvd, the pharmacy sign will help them quickly identify where the drive-thru is. The updated sign is much more visible from a greater distance, without impacting the property rights of neighboring properties.

b. Customer satisfaction is increased. When the confusion of which side of the building to park in front of and enter into is eliminated through the implementation of effective wayfinding signage, customers are less confused when they enter the store and in turn are a more highly satisfied customer.

Conclusion

The Kroger Company and Atlantic Sign Company believe that approval of this request will have a positive impact on the business, city, and development. If more customers are frequenting the property, all of the businesses benefit. Additionally, improved wayfinding creates a much safer parking lot for pedestrians and motorists. For these reasons, we believe that approval of this request will honor the spirit and intent of the city's zoning ordinance. We greatly appreciate your time and consideration of this matter. We welcome any questions and look forward to the opportunity to present before you.

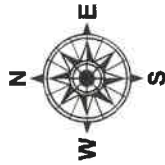
Respectfully Submitted,

Alex Barnett, Permit Manager
Atlantic Sign Company
2328 Florence Ave, Cincinnati, OH 45206
513.241.6775
alex@atlanticsigncompany.com



City of Vandalia Board of Zoning Appeals **780 Northwoods Boulevard**

BZA 25-0002 Maximum Building Sign Area



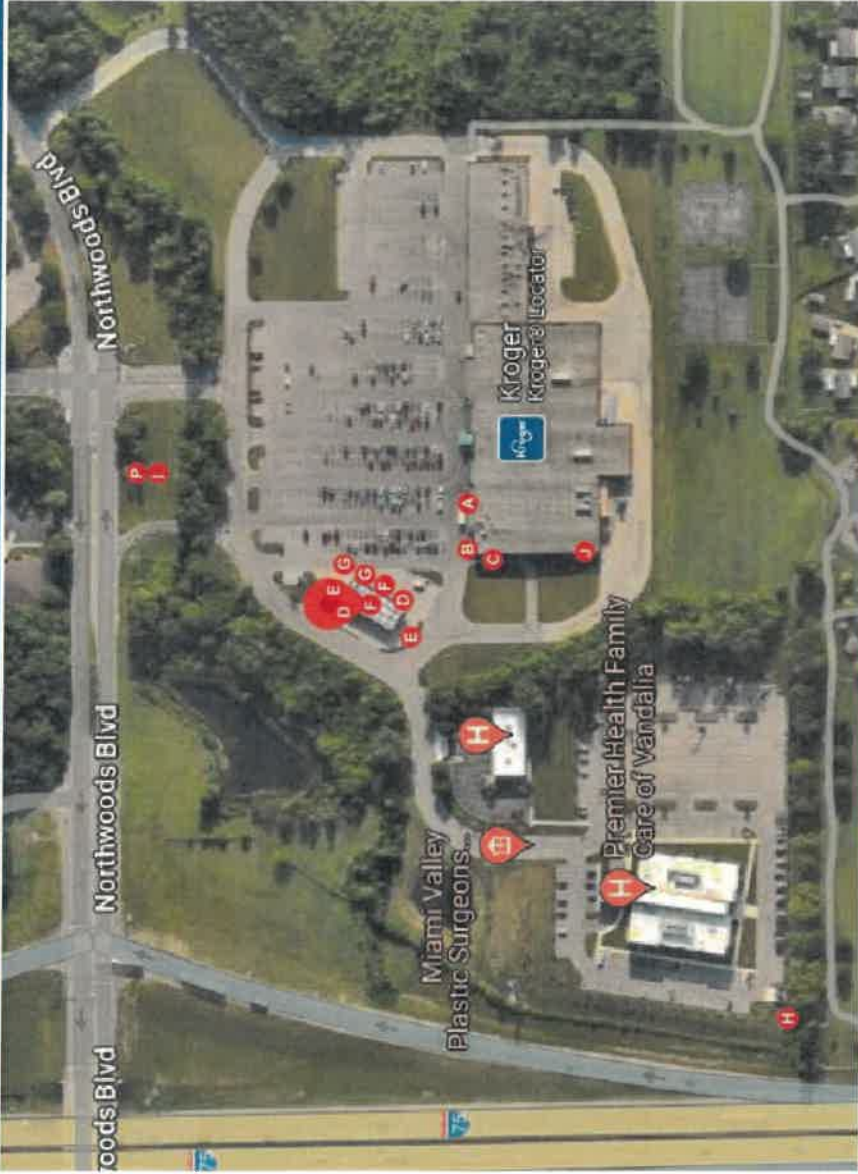
1 inch = 132 feet







KROGER #747
780 NORTHWOODS BLVD.
VANDALIA, OH 45377
1270712828.05 2.21.2025



QTY	DESCRIPTION	SQ. FT.
1	KROGER W/ CART LETTER SET	190.0
1	PICKUP POT LETTER SET	69.1
1	CLEARANCE BAR	
2	CANOPY KROGER W/ CART LETTER SET	24.6
2	CANOPY CART SIGN	7.8
2	ROSK CART SIGN	4.2
2	CANOPY LED PRICER	
2	PYLON LED PRICER	
2	PYLON KROGER REPLACEMENT FACE	
2	PYLON TLC REPLACEMENT FACE	
1	PICKUP LETTER SET	63.1

4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100



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CUSTOMER APPROVAL

DATE

Rev #1
Rev #2
Rev #3

DATE

BY

Rev #4
Rev #5
Rev #6

DATE

BY



DRAWING NO:

1270712828.05

DATE: 2.21.2025

J. Allington / S. HAYKE

KROGER #747
780 NORTHWOODS BLVD.
VANDALIA, OH 45377



EXISTING

SCOPE OF WORK: FRONT ELEVATION - REMOVE KROGER LETTERS. INSTALL NEW BLUE KROGER W/ CART LETTER SET. ELECTRICAL ACCESS: CUMMINGS REQUIRES ELECTRICAL TO BE WITHIN 6' OF SIGNAGE. GC/DEALER RESPONSIBLE FOR RUNNING ELECTRIC.



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DATE

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DATE	DATE	DATE	DATE	DATE	DATE
BY	BY	BY	BY	BY	BY



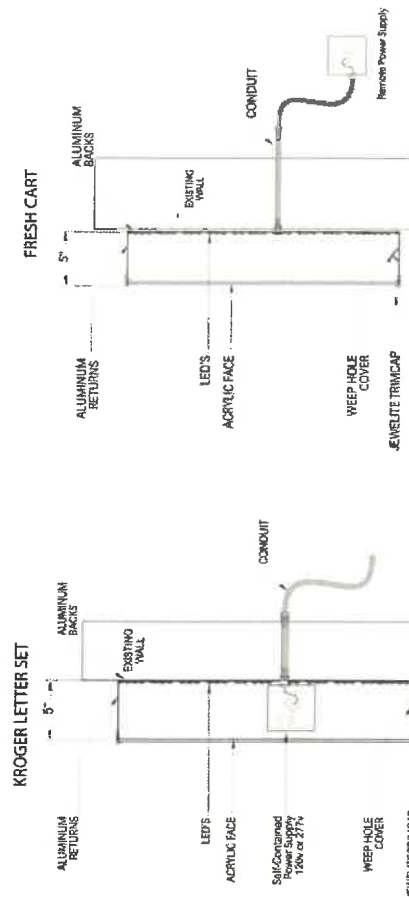
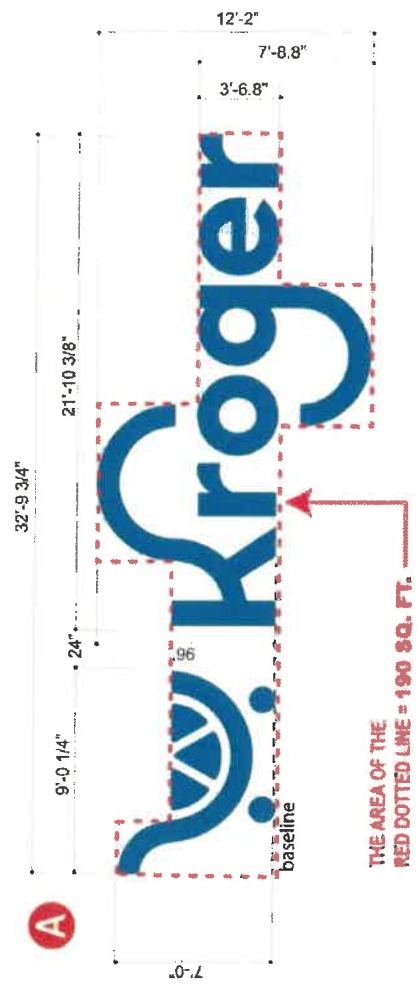
DRAWING NO:
1270712828.05
DATE: 2/21/2025
J. Allerton / S. Hawke

KROGER #747
780 NORTHWOODS BLVD.
VANDALIA, OH 45377



CUMMINGS & ASSOCIATES, INC.
18117

- 3730-8537 KROGER BLUE
- RETAINER:
KROGER BLUE PMS 2728C
- FILLER:
KROGER BLUE PMS 2728C



FOR GLASS MOUNTED APPLICATIONS

FOR GLASS MOUNTED APPLICATIONS
CART TO BE MOUNTED TO CLEAR
ACRYLIC BACKER.
ALUMINUM HAT CHANNELS
TO FLOATING ELEMENTS TO PROVIDE
WIRING FOR POWER.
PAINTED SILVER.

ALUMINUM CHANNEL TO FLOATING ELEMENTS
WIRING
ACRYLIC

LED CL CROSS SECTION
SCALE: NTS (REFERENCE ONLY)
EQUIPMENT GROUNDED

***MOUNTING CLIPS AS NEEDED
BY SEPARATE ORDER
BASED ON SURVEY OR
BUILDING SPECS**

****INSTALLER PROVIDES HARDWARE -
ALL THREADED RODS,
LAG BOLTS, THRU BOLTS ETC.
AS REQUIRED BY WALL CONDITIONS**

PART # 403-23-CL96-KRG-BL-FL
PART # 403-23-CL84-R-2728B
PART # 403-23-CL84-BG-KR
PART # 403-20-CL96-KRG-CLIPS
PART # 403-20-CL84-CLIPS

DRAWING NO:
811072090.01A1
DATE: 2.22.2022
S. Hawke



Rev	DATE	BY
Rev #1	3.31.2022	S.H.
Rev #2	6.26.2023	S.H.
Rev #3	7.6.2023	S.H.
Rev #4		
Rev #5		
Rev #6		

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scale: 3/16" = 1'-0"



EXISTING

SCOPE OF WORK: FRONT ELEVATION - REMOVE RX WALK UP LETTERS. INSTALL NEW WHITE PICKUP PHARMACY DRIVE THRU LETTER SET ON RACEWAY (SW 6053). ELECTRICAL ACCESS; CUMMINGS REQUIRES ELECTRICAL TO BE WITHIN 6' OF SIGNAGE. GC/DEALER RESPONSIBLE FOR RUNNING ELECTRIC.



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DATE

Rev. #1	Rev. #2	Rev. #3	Rev. #4	Rev. #5	Rev. #6
DATE	DATE	DATE	DATE	DATE	DATE
BY	BY	BY	BY	BY	BY



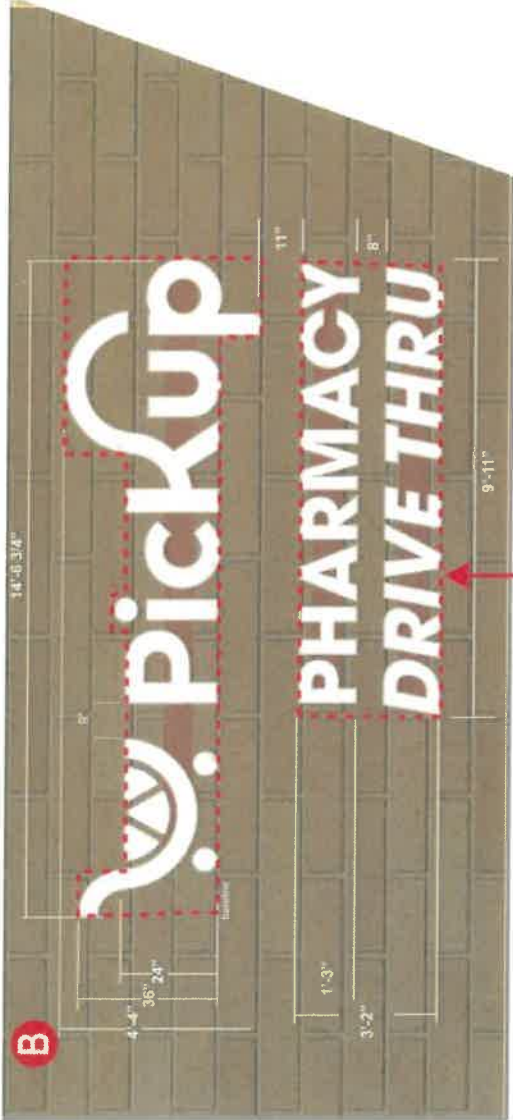
KROGER #747
780 NORTHWOODS BLVD.
VANDALIA, OH 45377

DRAWING NO:
1270712828.05
DATE: 2.21.2025
J. Allington / E. Hawke



CUSTOM

INTERNALLY ILLUMINATED CHANNEL LETTERS



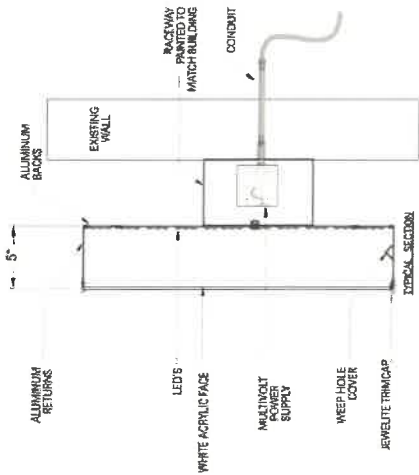
THE COMBINED AREA OF
THE RED DOTTED LINE = 69.1 SQ. FT.
38.1 (Cart Pickup)
31.0 (Pharmacy Drive Thru)
TOTAL 69.1 SQ. FT.

FOR GLASS MOUNTED APPLICATIONS

FOR GLASS MOUNTED APPLICATIONS
CART TO BE MOUNTED TO CLEAR
ACRYLIC BACKER.
ALUMINUM HAT CHANNELS
TO FLOATING ELEMENTS TO PROVIDE
WIRING FOR POWER.
PAINTED SILVER.

ALUMINUM CHANNEL TO FLOATING ELEMENTS
WIRING
ACRYLIC

- WHITE ACRYLIC
- RETAINER: WHITE
- FILLER: WHITE
- RACEWAY: 6053.



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Rev #5	DATE	BY
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DATE: 2.2.2025
J. Allington

95.4 SQ. FT.



NOT IN SCOPE - TO REMAIN AS IS



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DATE _____

Rev. #1 _____
Rev. #2 _____
Rev. #3 _____

DATE _____
BY _____

DRAWING NO:
1270712828.05
DATE 2/21/2025
J. Allington / B. Hawke





March 17, 2025

Study Session

- Presentation: Flight Fest – Nick Kavalauskas, President/CEO VBCC & John Wheeler, Vice Chair of VBCC Board (15 minutes)
- Resolution: Phone System Upgrade
- BZA 25-0003 Six Foot Fence in Zone A – 326 Dellsing Drive
- Discussion: Updated Five Year Forecast of Major Funds
- Discussion: February 2025 Financial Reports

Council Meeting

Communications, Petitions and Awards

- Introduction & Oath of Office: Police Officer Kelsie Burmeister 2/24/25
- HOLD Introduction & Oath of Office: Fire Captain

Action Item

Resolution

- Asphalt Purchase Award
- Granite Telecommunications Contract Renewal
- Police Cruisers MDT's Replacement

Ordinance – First

Ordinance – Second Reading

Ordinance – Emergency

Variance/Conditional Use

- BZA 25-0001 Chickens – 995 Forest View Court
- BZA 25-0002 Maximum Building Sign Area – 780 Northwoods Boulevard (Kroger)

Bill Listing February

Executive Session

April 7, 2025

Study Session

Presentation: Montgomery County Solid Waste District - Ratification of the Montgomery County Solid Waste Management Plan

- Resolution: Sliplining Award
- Resolution: OPWC Notice of Intent for Tionda, Mossview, Ranchview Dr Watermain Replacement Reimbursement

- Discussion: EV Charger Update

Council Meeting

Communications, Petitions and Awards

- Proclamation - National Public Safety Telecommunicators Week April 13 – 19

Action Item

Resolution

- Phone System Upgrade

Ordinance – First

Ordinance – Second Reading

Ordinance – Emergency

Variance/Conditional Use

- BZA 25-0003 Six Foot Fence in Zone A – 326 Dellsing Drive

Executive Session

April 21, 2025

Study Session

- Ordinance: Assessments January, February and March
- March 2025 Financial Reports

Council Meeting

Communications, Petitions and Awards

Action Item

Resolution

- Sliplining Award
- OPWC Notice of Intent for Tionda, Mossview, Ranchview Dr Watermain Replacement Reimbursement

Ordinance – First

Ordinance – Second Reading

Ordinance – Emergency

- Assessments January, February and March

Variance/Conditional Use

Bill Listing March

Executive Session

May 5, 2025

Study Session

Council Meeting

Communications, Petitions and Awards

- Proclamation – Bicycle Month – May 2024
- Proclamation – National Police Week – May 11-17, 2025
- Proclamation - Public Works Week – May 18-24, 2025

Action Item

Resolution

Ordinance – First

Ordinance – Second Reading

Ordinance – Emergency

Variance/Conditional Use

Executive Session

May 19, 2025

Study Session

- April 2025 Financial Reports

Council Meeting

Communications, Petitions and Awards

Action Item

Resolution

Ordinance – First

Ordinance – Second Reading

Ordinance – Emergency

Variance/Conditional Use

Bill Listing April

Executive Session

June 16, 2025

Study Session

- Discussion: Division of Fire Community Risk Assessment Action Plan
- May 2025 Financial Reports

Council Meeting

Communications, Petitions and Awards

- Proclamation – Pollinator Week June 23-29, 2025

Action Item

Resolution

Ordinance – First

Ordinance – Second Reading

Ordinance – Emergency

Variance/Conditional Use

Bill Listing May

Executive Session

July 21, 2025

Study Session

- Ordinance: Assessments April, May and June

- June 2025 Financial Reports

Council Meeting

Communications, Petitions and Awards

Action Item

Resolution

Ordinance – First

Ordinance – Second Reading

Ordinance – Emergency

- Assessments April, May and June

Variance/Conditional Use

Bill Listing June

Executive Session

August 18, 2025

Study Session

- July 2025 Financial Reports

Council Meeting

Communications, Petitions and Awards

Action Item

Resolution

Ordinance – First

Ordinance – Second Reading

Ordinance – Emergency

Variance/Conditional Use

Bill Listing July

Executive Session

TUESDAY, September 2, 2025

Study Session

Council Meeting

Communications, Petitions and Awards

Action Item

Resolution

Ordinance – First

Ordinance – Second Reading

Ordinance – Emergency

Variance/Conditional Use

Executive Session

September 15, 2025

Study Session

- August 2025 Financial Reports

Council Meeting

Communications, Petitions and Awards

Action Item

Resolution

Ordinance – First

Ordinance – Second Reading

Ordinance – Emergency

Variance/Conditional Use

Bill Listing August

Executive Session

October 6, 2025

Study Session

Council Meeting

Communications, Petitions and Awards

Action Item

Resolution

Ordinance – First

Ordinance – Second Reading

Ordinance – Emergency

Variance/Conditional Use

Executive Session

October 20, 2025

Study Session

- September 2025 Financial Reports
- Ordinance: Assessments July, August and September

Council Meeting

Communications, Petitions and Awards

Action Item

Resolution

Ordinance – First

Ordinance – Second Reading

Ordinance – Emergency

- Assessments July, August and September

Variance/Conditional Use

Bill Listing September

Executive Session

November 3, 2025

Study Session

Council Meeting

Communications, Petitions and Awards

Action Item

Resolution

Ordinance – First

Ordinance – Second Reading

Ordinance – Emergency

Variance/Conditional Use

Executive Session

November 17, 2025

Study Session

- October 2025 Financial Reports

Council Meeting

Communications, Petitions and Awards

Action Item

Resolution

Ordinance – First

Ordinance – Second Reading

Ordinance – Emergency

Variance/Conditional Use

Bill Listing October

Executive Session

December 1, 2025

Study Session

Council Meeting

Communications, Petitions and Awards

Action Item

Resolution

Ordinance – First

Ordinance – Second Reading

Ordinance – Emergency

Variance/Conditional Use

Executive Session

December 15, 2025

Study Session

- November 2025 Financial Reports

March 3, 2025

Council Meeting

Communications, Petitions and Awards

Action Item

Resolution

Ordinance – First

Ordinance – Second Reading

Ordinance – Emergency

Variance/Conditional Use

Bill Listing November

Executive Session