

March 17, 2025
City Council
Council Meeting - 7:00 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. Call to Order
2. Moment of Reflection
3. Pledge of Allegiance
4. Approval of Minutes
 - A. Council Study Session Minutes: February 3, 2025
 - B. Council Meeting Minutes: February 3, 2025
5. Communications, Petitions and Awards
 - A. **Introduction & Oath of Office: Police Officer Kelsie Burmeister**
Mr. Althouse will introduce and administer the Oath of Office to Police Officer Kelsie Burmeister began employment February 24, 2025.
 - B. **Introduction & Oath of Office: Fire Captain Rich Morrett**
Mr. Althouse will introduce and administer the Oath of Office to Fire Captain Rich Morrett who began employment in January 2024.
6. Public Hearing
7. Comments from Interested Citizens
8. City Manager's Report
 - A. Information Items
 1. **Income Tax Assistance – Extended Hours**
The Income Tax Division will be open **Saturday, April 5** from 8:00 a.m. to noon; **Saturday, April 12** from 8:00 a.m. to noon; **Monday, April 14** from 7:30

a.m. to 6:00 p.m.; and **Tuesday, April 15** from 7:30 a.m. to 6:00 p.m. The Tax office staff will be available to assist taxpayers in the preparation of city income tax returns. The deadline for filing is **Tuesday, April 15, 2025**.

2. **Electronic Income Tax Filing**

Income tax returns for Vandalia and Brookville can be completed electronically using the City Tax Online Preparation Tool. The Online Tool is available 24 hours a day, seven days a week, including easy-to-follow, step-by-step instructions, and can be accessed through the city's website, www.vandaliaohio.org. If a taxpayer does not have access to the Internet, they are instructed to contact the tax office to receive a form.

B. Action Items

9. Old Business

10. Resolutions

- A. **25-R-16 A Resolution Authorizing The Purchase Of Fourteen (14) Panasonic Mobile Data Terminals And Related Equipment, Requested By The It Department, From CDW-G, LLC, At Government Procurement Contract Pricing Amounts Totaling \$67,573.14**
- B. **25-R-17 A Resolution Awarding The Bid For Asphaltic Concrete, Requested By The Public Works Division, To Valley Asphalt Corporation In The Amount Of \$82.00/Ton For Type II Asphalt And \$88.00/Ton For Type I Asphalt As The Lowest And Best Bid**

11. Ordinances - First Reading

12. Ordinances - Second Reading

13. Ordinances – Emergency

14. Reports from Boards and Commissions

A. **BZA 25-0001 Chickens – 995 Forest View Court**

Enclosed is a memorandum from Mr. Graham wherein the Applicant Caitlin Korol has requested a variance to have 5 chickens on less than 2.5 acres of land for the property located at 995 Forest View Court. The purpose of this request is to have 5 chickens on 0.34 acres of land. The Board of Zoning Appeals voted 3-2 to recommend approval of the proposed variance with three conditions.

B. **BZA 25-0002 Maximum Building Sign Area – 780 Northwoods Boulevard (Kroger)**

Enclosed is a memorandum from Mr. Graham wherein the Applicant, Atlantic Sign Company, on behalf of Kroger has requested a variance to exceed the maximum building sign area for the property located at 780 Northwoods Boulevard. The

purpose of this request is to allow 327.58 square feet of signage on the primary facade of the building, where the maximum allowed sign area is 250 square feet. The Board of Zoning Appeals voted 5-0 to recommend approval of the proposed variance.

- C. Civil Service Minutes: September 12, 2024
 - D. Civil Service Minutes: November 1, 2024
 - E. Civil Service Minutes: February 12, 2025
 - F. Parks and Recreation Advisory Board Minutes: February 19, 2025
 - G. Board of Zoning Appeals Minutes: February 26, 2025
15. February 2025 Bill Listing \$ 2,233,835.36, Monthly Expenses over \$25,000 and Monthly Purchasing Card Detail in the amount of \$33,273.90.
- A. February 2025 Bill Listing and Expenses over \$25,000
 - B. February 2025 Purchasing Card Detail
16. Council Comments
17. Executive Session - The purpose of the Executive Session is to review collective bargaining strategy and certain personnel matters.
18. Adjournment

These icons illustrate which strategic goals Council Actions align to



Opportunity

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



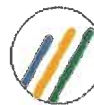
Safe & Secure

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



Infrastructure

Protect infrastructure by investing in roads, utilities & parks.



Vibrant

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



Fiscal Sustainability

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



Trust and Confidence

Transparent government to empower stakeholder engagement.



Sharpen the Saw

Refining practices and leverage technology to improve customer service.

CITY OF VANDALIA
February 3, 2025
City Council
Study Session – 6:00 PM

CITY OF VANDALIA
Council Study Session Minutes
Municipal Building
333 Bohanan Drive
Monday, February 3, 2025
6:00 P.M.

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

Councilmembers Absent: Councilmember Candice Farst.

Others Present: Jerry McDonald, Kurt Althouse, Rob Cron, Angela Swartz, Darren Davey, Thai Do, Alicia McCracken, Bridgette Leiter, Mike Hammes, Ben Borton, Jake Hayslett, Mark Schwieterman, Leann Hanf, Brandon Sucher, Barbra Spurgeon, Don Hutchison, Larry Doogan, Amos Knipp and Aaron Hathaway.

Mayor Herbst called the Study Session to order at 6:00 p.m.

Monday, February 3, 2025

Items on this evening's Council Meeting Agenda

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

Monday, February 17, 2025

Resolution: First Suburbs By-Laws

Mr. Althouse advised Council on October 23, 2024; the First Suburbs Consortium of Dayton, Ohio Council of Governments (COG) Governing Board unanimously approved several changes to the COG's Bylaws. This is the first Bylaws change since 2017. In accordance with Section XIII of the 2017 Bylaws, each Member Community must also approve the new Bylaws by a Resolution before they can become effective. In the Council packet, you will find the revised Bylaws provided by Jack Jensen, Executive Director. There were no comments or questions from Council.

Discussion

Motorola Portable Radio Purchase – Under \$50k

Mr. Althouse advised Council the Division of Police will begin a multi-year replacement schedule for Motorola portable radios, utilized by police officers for public safety communications. The current Motorola portable radios are nearing their end-of-life cycle and will no longer be supported by Motorola. The Police Division plans to purchase six (6) Motorola APX N50 portable radios with the necessary accessories and programming through Motorola and the local service provider, P&R Communications, for a total cost of \$31,209.78. The Division budgeted \$35,000.00 in our 2025 Capital Budget for this purchase. There was a brief discussion on the life cycle of the radios. **Mr. Althouse** advised the Police Division has had these radios for ten to twelve years, with the typical life cycle ranging between ten to fifteen years.

There were no further comments or questions from Council.

Boards & Commissions Appointment

Mr. Althouse advised Council at the February 17 Council Meeting; you will be asked to consider the appointment of Amos Knipp to the Community Reinvestment Area Housing Council Board. A memo from Deputy Clerk of Council Swartz, his application, resume and the Community Reinvestment Area Housing Council Board rosters are included in the Council packets. There was brief discussion clarifying the Council appointments and the Mayor's appointments to the Community Reinvestment Area Housing Council Board. There were no further comments or questions from Council.

Legislative Calendar

Mayor Herbst solicited comments or questions on the Legislative Calendar. There were none.

Mayor Herbst advised it has been recommended that Council enter into Executive Session to consider the purchase of real property and pending litigation. It was moved by Councilman Follick, seconded by Councilwoman Aivalotis-Weaver to adjourn into Executive Session. All members present voted yes. Motion passed 6-0.

Council adjourned into Executive Session at 6:05 pm.

At 6:46 p.m. it was moved by Councilman Follick, seconded by Councilman Lewis to end the Executive Session and reconvene to the Study Session for adjournment. All members present voted yes. Motion passed 6-0.

Study Session adjourned at 6:48 p.m.

Angela Swartz
Executive Assistant
Deputy Clerk of Council
937.415.2256
aswartz@vandaliaohio.org
www.vandaliaohio.org



The Council of the City of Vandalia Meeting Minutes

February 3, 2025

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

COUNCILMEMBERS ABSENT: Councilmember Candice Farst.

OTHERS PRESENT: Jerry McDonald, Kurt Althouse, Rob Cron, Angela Swartz, Darren Davey, Thia Do, Alicia McCracken, Bridgette Leiter, Mike Hammes, Ben Borton, Jake Hayslett, Mark Schwieterman, Leann Hanf, Brandon Sucher, Barbara Spurgeon, Don Hutchison, Larry Doogan, Amos Knipp, Aaron Hathaway, Steve Ponscheck, Eddie Hunt, Jack Froschauer, Regina Froschauer, Steve Stefanidis, Tammy Weatherhead, Alex Gunter-Dray, Robert Shanahan and Tanya Brown.

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

Approval of Previous Minutes:

The Council Study Session Minutes from December 16, 2024, and the Council Meeting Minutes from December 16, 2024, were approved as presented.

Communications, Petitions and Awards: None

Public Hearing: None

Comments from Interested Citizens:

Mayor Herbst called for comments from interested citizens advising as they come to the podium, please clearly state their name and address for the record. **Mayor Herbst** asked those who speak to please follow the etiquette of communicating with respect to others, to please stay on topic with their statements, while addressing Council. **Mayor Herbst** reminded the audience, this is not the forum for arguments and asked in an effort to give all citizens an opportunity to express their thoughts and concerns, to keep their comments as brief as possible. **Jack Froschauer**, 11600 Cassel Road, addressed Council and the City Manager, thanking Vice Mayor Blakesly for softening the opening remarks for comments from interested citizens. **Mr. Froschauer** expressed his dissatisfaction with Council's decision to increase utility rates with Ordinance 22-35, installing new water meters, authorizing new playground equipment at a pocket park, authorizing golf course irrigation, authorizing a new Public Works building and asked that the Mayor add an agenda item tonight to repeal Ordinance 22-35, rolling back water costs to December of 2022. **Mayor Herbst** encouraged Mr. Froschauer to be at the February 17th meeting for the presentation on Utility Rates. **Barbara Spurgeon**, 777 Northedge Drive, addressed Council expressing her concerns about having a festival at the Recreation Center, with

The Council of the City of Vandalia Meeting Minutes

February 3, 2025

parking and crowd control, asking Council to reconsider having the Airshow Parade instead. **Councilmember Aivalotis-Weaver** reminded Ms. Spurgeon this was a Chamber event, not a City event and she would need to contact Nick at the Chamber who organizes the event.

CITY MANAGER'S REPORT

Information Items: None

Action Item:

Boards & Commissions Appointments

Mr. Althouse advised Council enclosed in their Council packets was the application of Steve Stefanidis, who is requesting appointment to the Board of Zoning Appeals and the application of Steve Ponscheck, who is requesting appointment to the Community Reinvestment Area Housing Council Board. It was moved by Councilman Follick, second by Councilwoman Doogan to approve the appointments of Steve Stefanidis to the Board of Zoning Appeals and Steve Ponscheck, as the second Council appointment, to the Community Reinvestment Area Housing Council Board. Motion passed 6-0. **Mayor Herbst** administered the Oath of Office to Mr. Stefanidis for his appointment to the Board of Zoning Appeals. **Mayor Herbst** advised in the Study Session earlier it was discussed there is a Mayor appointment to the Community Reinvestment Area Housing Council Board and he would like to recommend Amos Knipp to fill the position. Mr. Knipp accepted the appointment.

Old Business: None

Resolutions:

25-R-10 A Resolution Awarding The Bid For Removal And Replacement Of Certain Curbs And Sidewalks Requested By Development And Engineering Services, To Coate Construction LLC At The Lowest And Best Bid Price Of \$420,930.00. **Mr. McDonald** read Resolution 25-R-10 by title. **Mr. Althouse** advised Council bids were publicly opened for the Removal and Replacement of Certain Curbs and Sidewalks on Tuesday, January 14, 2025. Four (4) sets of specifications were issued, and three (3) contractors submitted acceptable bids for the project. Bids ranged from \$420,930.00 to \$628,750.00. Director Borton recommends awarding the contract for this project to Coate Construction LLC out of West Milton, OH as the lowest and best bid at their bid price of \$420,930.00. There were no comments from Council. It was moved by Councilwoman Doogan, second by Vice Mayor Blakesly to approve Resolution 25-R-10. Motion passed 6-0.

25-R-11 A Resolution Awarding The Bid For The Kenneth Avenue Watermain Replacement Project Requested By Development And Engineering Services, To Sturm Construction, Inc. At The Lowest And Best Bid Price Of \$550,000.00. **Mr. McDonald**

The Council of the City of Vandalia Meeting Minutes

February 3, 2025

read Resolution 25-R-11 by title. **Mr. Althouse** advised Council bids were publicly opened for Kenneth Avenue Watermain Replacement & Resurfacing project on Tuesday, January 14, 2025. Eleven (11) sets of specifications were issued, and ten (10) contractors submitted acceptable bids for the project. Bids ranged from \$550,000.00 to \$675,360.50. Director Borton recommends awarding the contract for this project to Sturm Construction Inc. out of Sidney, OH as the lowest and best bid at their bid price of \$550,000.00. There were no comments from Council. It was moved by Councilman Follick, second by Vice Mayor Blakesly to approve Resolution 25-R-11. Motion passed 6-0.

25-R-12 A Resolution Authorizing The Purchase Of Water Meters And Appurtenances From Buckeye State Pipe & Supply Company, Inc. At A Cost Not To Exceed \$500,000. **Mr. McDonald** read Resolution 25-R-12 by title. **Mr. Althouse** advised Council the Public Works crews have been installing the new ultrasonic meters that we have in stock as our current meters and transmitters continue to fail at a rapid pace. To date, we have ordered ~4500 of the roughly 5,700 water meters in operation in the City. In the 2025 Capital Improvement Budget, we have appropriated a total of \$500,000 in the Water and Sanitary Sewer funds to purchase more water meters to continue the multi-year citywide replacement. Director Borton recommends we purchase more Badger E-Series Ultrasonic Meters from Buckeye State Pipe & Supply Company, Inc. for an amount not to exceed \$500,000. This will cover the cost of approximately 1,000 more residential and commercial meters and appurtenances. It was moved by Councilwoman Doogan, second by Councilman Lewis to approve Resolution 25-R-12. Motion passed 6-0.

Ordinances – First Reading:

25-02 An Ordinance Approving A Planned Unit Development Preliminary Development Plan And Associated Zoning Map Change For Land Generally Located At 7848 South Brown School Road. **Mr. McDonald** read Ordinance 25-02 by title. **Mr. Althouse** advised Council the applicant, Addison Properties, has requested the creation of a Planned Unit Development district and the approval of a Preliminary Plan for the Riverdale Subdivision. The proposed PUD involves three parcels totaling 84.8 acres currently located in the A – Agriculture district. The parcels are located at 7848 South Brown School Road. On January 14th, 2025, the Planning Commission voted 3-1 to recommend approval of the creation of the PUD district. The Planning Commission also voted 3-1 to recommend approval of the proposed Preliminary Plan for the development. It was moved by Councilman Follick, second by Councilman Lewis to approve Ordinance 25-02 in the first reading and move it to a second reading for the March 3, 2025 Council meeting so all seven Councilmembers are present. **Councilwoman Doogan** addressed the applicant, Eddie Hunt, inquiring if any of the homes were being built on a flood zone, to

The Council of the City of Vandalia Meeting Minutes

February 3, 2025

which he responded no and if the City was given a fee in lieu of the dedication option, to which he responded no. **Councilwoman Doogan** addressed Mr. Hunt sharing she felt the roads would not be adequate to carry the high traffic, there would not be adequate parking in the development; Addison should delete the specification on the walkability to City parks as this is misleading and a traffic study is imperative before moving forward. **Mr. Hunt** addressed Councilwoman Doogan, stating Addison Properties is fully committed to engaging with a third party traffic engineer to perform a study during the engineering review phase and Addison Properties is aware of the requirements of the City for the roadway improvements and would work with City Staff, noting a Traffic Study Engineer has not been selected due to waiting on direction from City Council. **Councilman Lewis** addressed the Law Director, Mr. McDonald, inquiring if Council could make changes to the preliminary plan during the second reading. **Mr. McDonald** responded, if there were any type of conditions made, they could be made at the second reading. Motion passed 6-0.

Ordinances – Second Reading: None

Ordinances – Emergency Reading: None

Reports from Boards and Commissions: None

Council Comments

Councilmember Aivalotis-Weaver made a motion to excuse Councilwoman Farst from the meetings tonight. Vice Mayor Blakesly seconded the motion. All members present voted yes. Motion passed 6-0. **Councilmember Aivalotis-Weaver** welcomed and thanked the three new Board members for serving. She thanked the Public Works Department for their efficiency of fixing the water main breaks, minimizing the time of interrupted services and boil advisories.

Mayor Herbst thanked the three new Boards and Commissions members for serving, sharing how important their positions are, and their service is appreciated giving back to their community.

The Regular meeting was adjourned at 7:27 p.m.

APPROVED:

Richard Herbst, Mayor

ATTEST:

Angela Swartz, Deputy Clerk of Council

CITY OF VANDALIA
MONTGOMERY COUNTY, OHIO

RESOLUTION 25-R-16

A RESOLUTION AUTHORIZING THE PURCHASE OF FOURTEEN (14) PANASONIC MOBILE DATA TERMINALS AND RELATED EQUIPMENT, REQUESTED BY THE IT DEPARTMENT, FROM CDW-G, LLC, AT GOVERNMENT PROCUREMENT CONTRACT PRICING AMOUNTS TOTALING \$67,573.14.

WHEREAS, Council has received a memorandum from Darren Davey, Information Technology Manager, dated February 25, 2025, recommending Council waive the formal bidding process and authorize the purchase of a Police Mobile Data Terminals from CDW-G, LLC, at or below prices set forth in the Sourcwell 121923-CDWG Contract; and

WHEREAS, the existing mobile data terminal operating systems are no longer supported by the manufacturer; and

WHEREAS, there is a need to bring the mobile data terminals into compliance and maintain compatibility with police cruiser hardware and software; and

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

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

Section 1. After review of the facts and discussion with Darren Davey, Council has determined that it is in the best interest of the City to waive the formal bidding process for the Police Mobile Data Terminals pursuant to Vandalia Code section 208.02(e)(2).

Section 2. Council authorizes the purchase (14) Panasonic FZ-40 Ruggedized Laptops, 5-Year warranties, and related docking stations from CDW-G, LLC, for a total cost of \$67,573.14 at the price set forth by the Sourcwell 121923-CDW-G Contract.

Section 3. It is hereby found and determined that all formal actions of this Council concerning and relating to the passage of this legislation were adopted in an open meeting of this Council and that all deliberations of this Council and of any of its Committees that resulted in such formal action were taken in meetings open to the public and in conformance with all legal requirements including Section 121.22 of the Ohio Revised Code.

Section 5. This resolution shall become effective immediately upon its passage.

Passed this 17th day of March, 2025.

APPROVED:

Corey M. Follick, Councilmember

ATTEST:

Kurt E. Althouse, Interim Clerk of Council

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

Need Help?



My Account



Support



Call 800.800.4239

[About Us](#) | [Privacy Policy](#) | [Terms and Conditions](#)

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

CITY OF VANDALIA
MONTGOMERY COUNTY, OHIO

RESOLUTION 25-R-17

A RESOLUTION AWARDING THE BID FOR ASPHALTIC CONCRETE, REQUESTED BY THE PUBLIC WORKS DIVISION, TO VALLEY ASPHALT CORPORATION IN THE AMOUNT OF \$82.00/TON FOR TYPE II ASPHALT AND \$88.00/TON FOR TYPE I ASPHALT AS THE LOWEST AND BEST BID

WHEREAS, Council has received a memorandum from Ben Borton, Director of Public Service, dated February 26, 2025, recommending that Council award the bid for asphaltic concrete, as described in the bid documents for that purchase that were opened on February 25, 2025 to Valley Asphalt Corporation as the lowest and best bidder;

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

Section 1. Deeming it to be in the public interest of the City, Council awards the bid for the purchase of asphaltic concrete to Valley Asphalt Corporation at the lowest and best bid price of \$82.00/ton for Type II Asphalt and \$88.00/ton for Type I Asphalt for total of approximately 900 tons of asphalt up to the amount of \$80,000.00.

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

Section 3. This resolution shall become effective immediately upon its passage.

Passed this 17th day of March 2025.

APPROVED:

Corey M. Follick, Councilmember

ATTEST:

Kurt E. Althouse, Interim Clerk of Council



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 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

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.

A handwritten signature in blue ink that reads "Mike Flannery". The signature is written in a cursive style and is positioned above a horizontal line.

Mike Flannery
Chair

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.

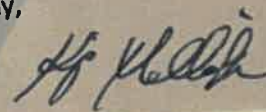
To Whom It May Concern:

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.

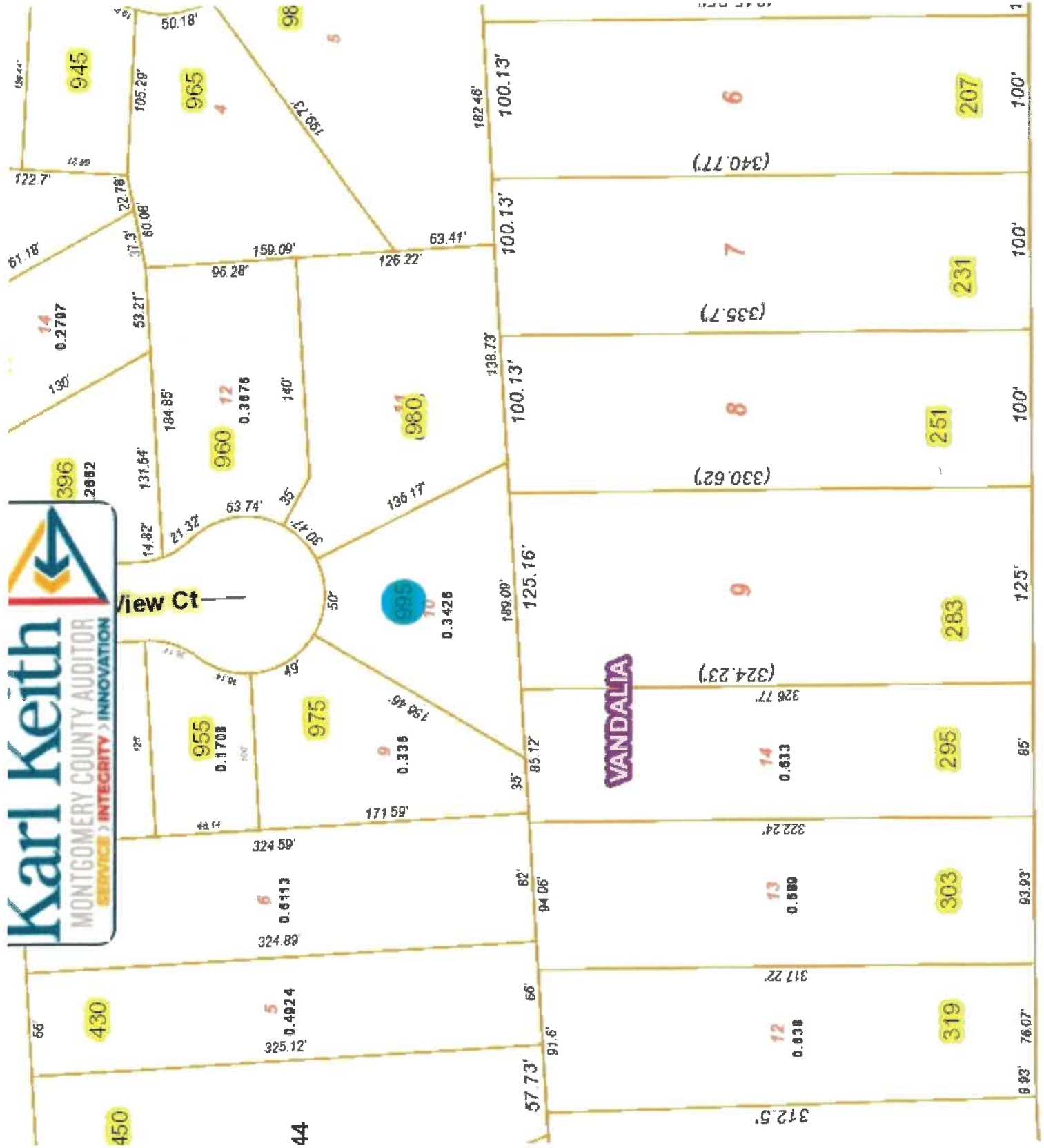
Additionally, if the appeal was granted, we would not increase our number of chickens or have any other non-traditional pets (other than cat/dog).

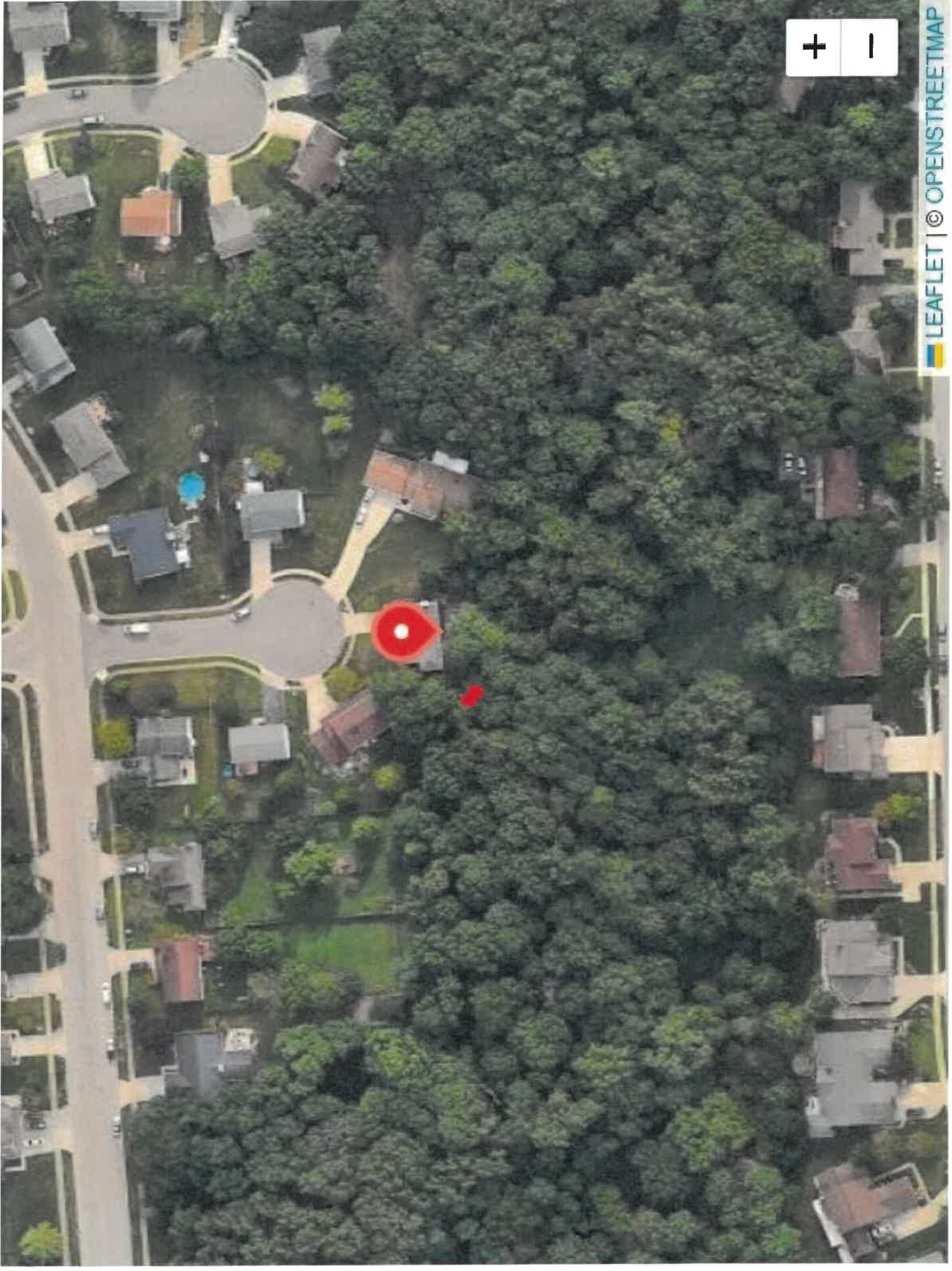
Caitlin Morol

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 Burkle <i>Courtney Burkle</i>	980 Forest view ct.	937-369-4553
Sherri Mayhill <i>Sherry Mayhill</i>	960 Forest View Ct	937-545-2577
Sarah Mallens <i>Sarah</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	704-692-6958
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.

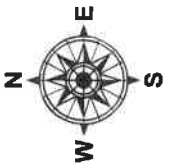






City of Vandalia Board of Zoning Appeals **995 Forest View Court**

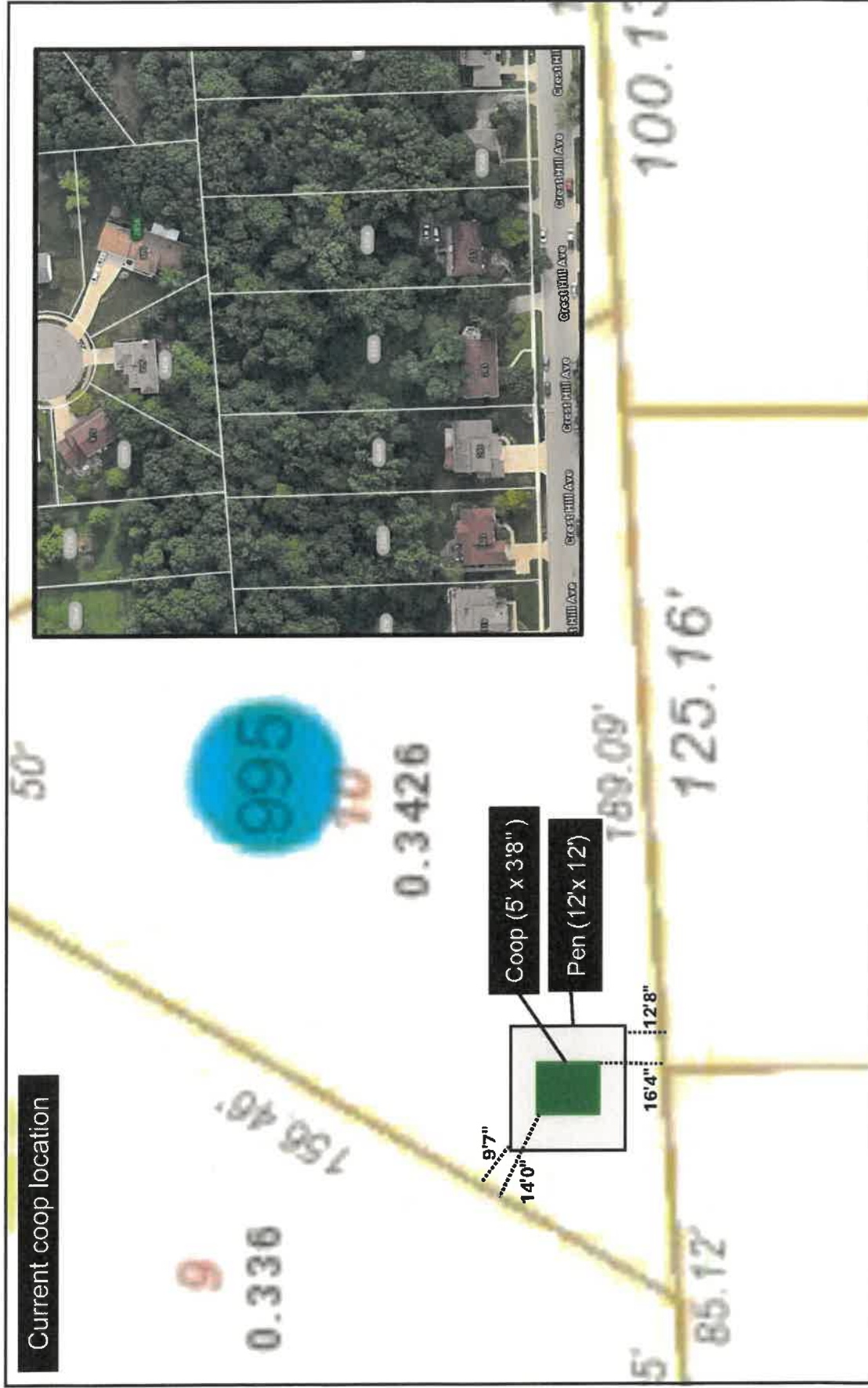
BZA 25-0001 Chickens



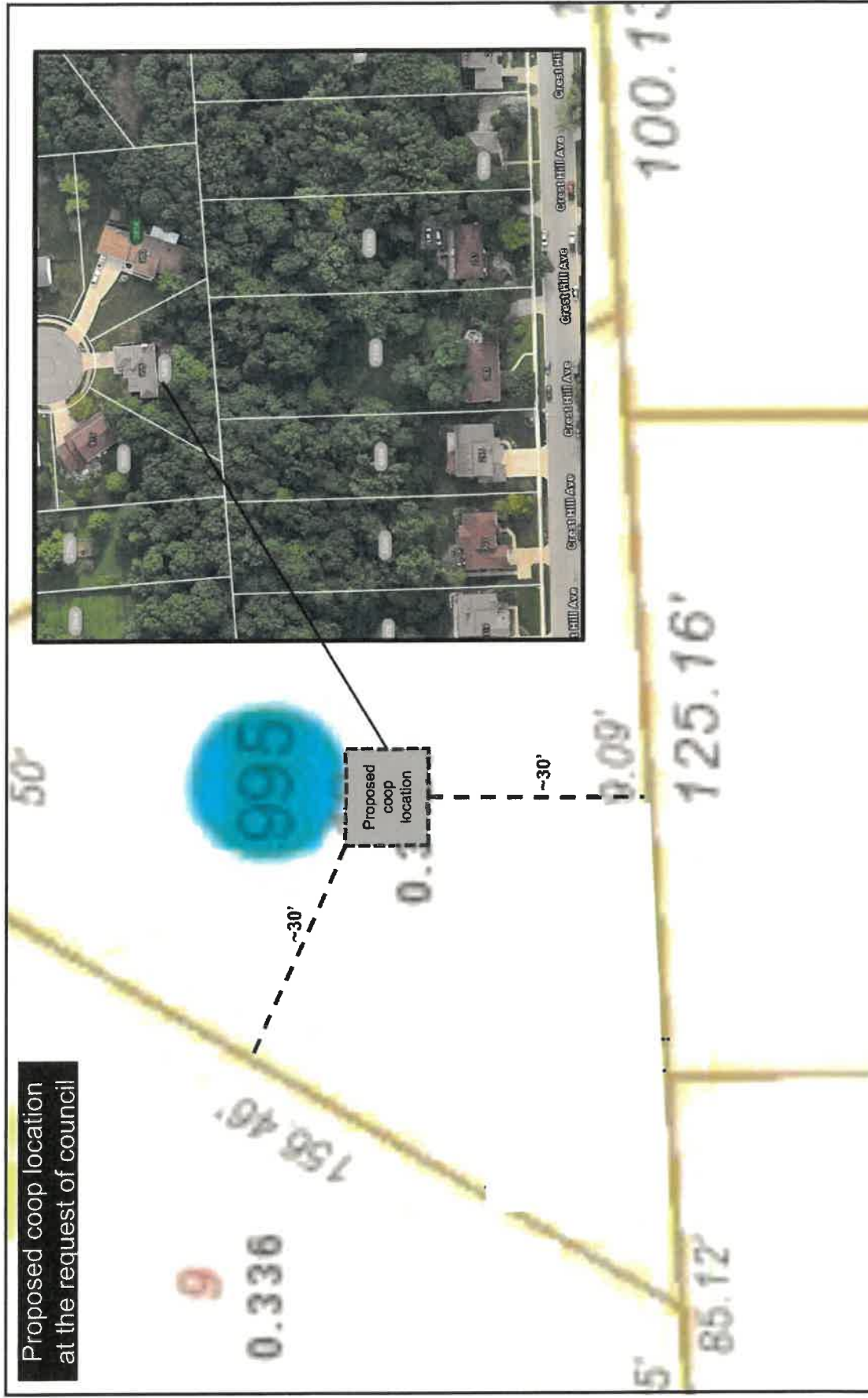
1 inch = 21 feet



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.

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

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.

Board of Zoning Appeals
February 26, 2025

Study Session – March 3, 2025
City Council – March 17, 2025

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

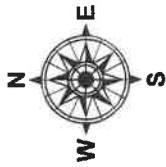
The Kroger Company and Atlantic Sign Company believe that approval of this request will have a positive impact on the business, city, and development. If more customers are frequenting the property, all of the businesses benefit. Additionally, improved wayfinding creates a much safer parking lot for 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	09.1
1	CLEARANCE BAR	
2	CANOPY KROGER W CART LETTER SET	24.6
2	CANOPY CART SIGN	7.8
2	RISER 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

A B C D E F G H I J

KROGER #747
780 NORTHWOODS BLVD.
VANDALIA, OH 45377

DRAWING NO:
1270712828.05
DATE: 2/21/2025
J. MILLER / S. HAYNE



Rev #1
Rev #2
Rev #3

Rev #4
Rev #5
Rev #6

Rev #7
Rev #8
Rev #9

Rev #10
Rev #11
Rev #12

Rev #13
Rev #14
Rev #15

Rev #16
Rev #17
Rev #18

Rev #19
Rev #20
Rev #21

Rev #22
Rev #23
Rev #24

Rev #25
Rev #26
Rev #27

Rev #28
Rev #29
Rev #30

Rev #31
Rev #32
Rev #33

Rev #34
Rev #35
Rev #36

Rev #37
Rev #38
Rev #39

Rev #40
Rev #41
Rev #42

Rev #43
Rev #44
Rev #45

Rev #46
Rev #47
Rev #48

Rev #49
Rev #50
Rev #51

Rev #52
Rev #53
Rev #54

Rev #55
Rev #56
Rev #57

Rev #58
Rev #59
Rev #60

Rev #61
Rev #62
Rev #63

Rev #64
Rev #65
Rev #66

Rev #67
Rev #68
Rev #69

Rev #70
Rev #71
Rev #72

Rev #73
Rev #74
Rev #75

Rev #76
Rev #77
Rev #78

Rev #79
Rev #80
Rev #81

Rev #82
Rev #83
Rev #84

Rev #85
Rev #86
Rev #87

Rev #88
Rev #89
Rev #90

Rev #91
Rev #92
Rev #93

Rev #94
Rev #95
Rev #96

Rev #97
Rev #98
Rev #99

Rev #100
Rev #101
Rev #102

Rev #103
Rev #104
Rev #105

Rev #106
Rev #107
Rev #108

Rev #109
Rev #110
Rev #111

Rev #112
Rev #113
Rev #114

Rev #115
Rev #116
Rev #117

Rev #118
Rev #119
Rev #120

Rev #121
Rev #122
Rev #123

Rev #124
Rev #125
Rev #126

Rev #127
Rev #128
Rev #129

Rev #130
Rev #131
Rev #132

Rev #133
Rev #134
Rev #135

Rev #136
Rev #137
Rev #138

Rev #139
Rev #140
Rev #141

Rev #142
Rev #143
Rev #144

Rev #145
Rev #146
Rev #147

Rev #148
Rev #149
Rev #150

Rev #151
Rev #152
Rev #153

Rev #154
Rev #155
Rev #156

Rev #157
Rev #158
Rev #159

Rev #160
Rev #161
Rev #162

Rev #163
Rev #164
Rev #165

Rev #166
Rev #167
Rev #168

Rev #169
Rev #170
Rev #171

Rev #172
Rev #173
Rev #174

Rev #175
Rev #176
Rev #177

Rev #178
Rev #179
Rev #180

Rev #181
Rev #182
Rev #183

Rev #184
Rev #185
Rev #186

Rev #187
Rev #188
Rev #189

Rev #190
Rev #191
Rev #192

Rev #193
Rev #194
Rev #195

Rev #196
Rev #197
Rev #198

Rev #199
Rev #200
Rev #201

Rev #202
Rev #203
Rev #204

Rev #205
Rev #206
Rev #207

Rev #208
Rev #209
Rev #210

Rev #211
Rev #212
Rev #213

Rev #214
Rev #215
Rev #216

Rev #217
Rev #218
Rev #219

Rev #220
Rev #221
Rev #222

Rev #223
Rev #224
Rev #225

Rev #226
Rev #227
Rev #228

Rev #229
Rev #230
Rev #231

Rev #232
Rev #233
Rev #234

Rev #235
Rev #236
Rev #237

Rev #238
Rev #239
Rev #240

Rev #241
Rev #242
Rev #243

Rev #244
Rev #245
Rev #246

Rev #247
Rev #248
Rev #249

Rev #250
Rev #251
Rev #252

Rev #253
Rev #254
Rev #255

Rev #256
Rev #257
Rev #258

Rev #259
Rev #260
Rev #261

Rev #262
Rev #263
Rev #264

Rev #265
Rev #266
Rev #267

Rev #268
Rev #269
Rev #270

Rev #271
Rev #272
Rev #273

Rev #274
Rev #275
Rev #276

Rev #277
Rev #278
Rev #279

Rev #280
Rev #281
Rev #282

Rev #283
Rev #284
Rev #285

Rev #286
Rev #287
Rev #288

Rev #289
Rev #290
Rev #291

Rev #292
Rev #293
Rev #294

Rev #295
Rev #296
Rev #297

Rev #298
Rev #299
Rev #300

Rev #301
Rev #302
Rev #303

Rev #304
Rev #305
Rev #306

Rev #307
Rev #308
Rev #309

Rev #310
Rev #311
Rev #312

Rev #313
Rev #314
Rev #315

Rev #316
Rev #317
Rev #318

Rev #319
Rev #320
Rev #321

Rev #322
Rev #323
Rev #324

Rev #325
Rev #326
Rev #327

Rev #328
Rev #329
Rev #330

Rev #331
Rev #332
Rev #333

Rev #334
Rev #335
Rev #336

Rev #337
Rev #338
Rev #339

Rev #340
Rev #341
Rev #342

Rev #343
Rev #344
Rev #345

Rev #346
Rev #347
Rev #348

Rev #349
Rev #350
Rev #351

Rev #352
Rev #353
Rev #354

Rev #355
Rev #356
Rev #357

Rev #358
Rev #359
Rev #360

Rev #361
Rev #362
Rev #363

Rev #364
Rev #365
Rev #366

Rev #367
Rev #368
Rev #369

Rev #370
Rev #371
Rev #372

Rev #373
Rev #374
Rev #375

Rev #376
Rev #377
Rev #378

Rev #379
Rev #380
Rev #381

Rev #382
Rev #383
Rev #384

Rev #385
Rev #386
Rev #387

Rev #388
Rev #389
Rev #390

Rev #391
Rev #392
Rev #393

Rev #394
Rev #395
Rev #396

Rev #397
Rev #398
Rev #399

Rev #400
Rev #401
Rev #402

Rev #403
Rev #404
Rev #405

Rev #406
Rev #407
Rev #408

Rev #409
Rev #410
Rev #411

Rev #412
Rev #413
Rev #414

Rev #415
Rev #416
Rev #417

Rev #418
Rev #419
Rev #420

Rev #421
Rev #422
Rev #423

Rev #424
Rev #425
Rev #426

Rev #427
Rev #428
Rev #429

Rev #430
Rev #431
Rev #432

Rev #433
Rev #434
Rev #435

Rev #436
Rev #437
Rev #438

Rev #439
Rev #440
Rev #441

Rev #442
Rev #443
Rev #444

Rev #445
Rev #446
Rev #447

Rev #448
Rev #449
Rev #450

Rev #451
Rev #452
Rev #453

Rev #454
Rev #455
Rev #456

Rev #457
Rev #458
Rev #459

Rev #460
Rev #461
Rev #462

Rev #463
Rev #464
Rev #465

Rev #466
Rev #467
Rev #468

Rev #469
Rev #470
Rev #471

Rev #472
Rev #473
Rev #474

Rev #475
Rev #476
Rev #477

Rev #478
Rev #479
Rev #480

Rev #481
Rev #482
Rev #483

Rev #484
Rev #485
Rev #486

Rev #487
Rev #488
Rev #489

Rev #490
Rev #491
Rev #492

Rev #493
Rev #494
Rev #495

Rev #496
Rev #497
Rev #498

Rev #499
Rev #500
Rev #501

Rev #502
Rev #503
Rev #504

Rev #505
Rev #506
Rev #507

Rev #508
Rev #509
Rev #510

Rev #511
Rev #512
Rev #513

Rev #514
Rev #515
Rev #516

Rev #517
Rev #518
Rev #519

Rev #520
Rev #521
Rev #522

Rev #523
Rev #524
Rev #525

Rev #526
Rev #527
Rev #528

Rev #529
Rev #530
Rev #531

Rev #532
Rev #533
Rev #534

Rev #535
Rev #536
Rev #537

Rev #538
Rev #539
Rev #540

Rev #541
Rev #542
Rev #543

Rev #544
Rev #545
Rev #546

Rev #547
Rev #548
Rev #549

Rev #550
Rev #551
Rev #552

Rev #553
Rev #554
Rev #555

Rev #556
Rev #557
Rev #558

Rev #559
Rev #560
Rev #561

Rev #562
Rev #563
Rev #564

Rev #565
Rev #566
Rev #567

Rev #568
Rev #569
Rev #570

Rev #571
Rev #572
Rev #573

Rev #574
Rev #575
Rev #576

Rev #577
Rev #578
Rev #579

Rev #580
Rev #581
Rev #582

Rev #583
Rev #584
Rev #585

Rev #586
Rev #587
Rev #588

Rev #589
Rev #590
Rev #591

Rev #592
Rev #593
Rev #594

Rev #595
Rev #596
Rev #597

Rev #598
Rev #599
Rev #600

Rev #601
Rev #602
Rev #603

Rev #604
Rev #605
Rev #606

Rev #607
Rev #608
Rev #609

Rev #610
Rev #611
Rev #612

Rev #613
Rev #614
Rev #615

Rev #616
Rev #617
Rev #618

Rev #619
Rev #620
Rev #621

Rev #622
Rev #623
Rev #624

Rev #625
Rev #626
Rev #627

Rev #628
Rev #629
Rev #630

Rev #631
Rev #632
Rev #633

Rev #634
Rev #635
Rev #636

Rev #637
Rev #638
Rev #639

Rev #640
Rev #641
Rev #642

Rev #643
Rev #644
Rev #645

Rev #646
Rev #647
Rev #648

Rev #649
Rev #650
Rev #651

Rev #652



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.



PROPOSED



THIS IS AN ORIGINAL UNPUBLISHED DRAWING
CREATED FOR YOUR PERSONAL USE IN
CONNECTION WITH A PROJECT PLANNED FOR
CONSTRUCTION. IT IS NOT TO BE REPRODUCED,
COPIED, OR EXHIBITED IN ANY
MANNER WITHOUT THE WRITTEN CONSENT
OF THE OFFICE OF CUMMINGS

CUSTOMER APPROVAL:

DATE

Rev. #1

Rev. #2

Rev. #3

DATE

DATE

DATE

BY

BY

BY

Rev. #4

Rev. #5

Rev. #6



DRAWING NO:

1270712828.05

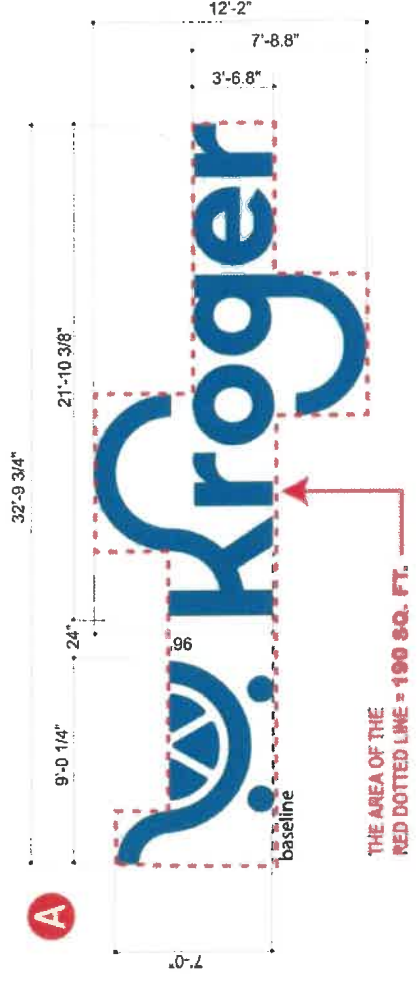
DATE:

2.21.2025

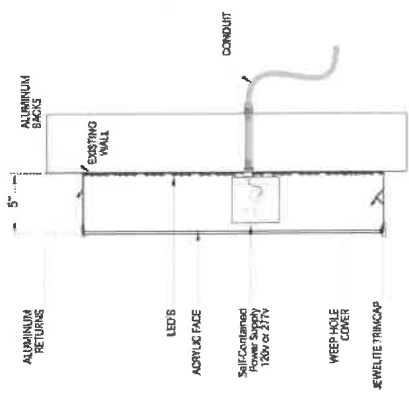
J. Allington / B. Hawke

KROGER #747
780 NORTHWOODS BLVD.
VANDALIA, OH 45377

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



KROGER LETTER SET

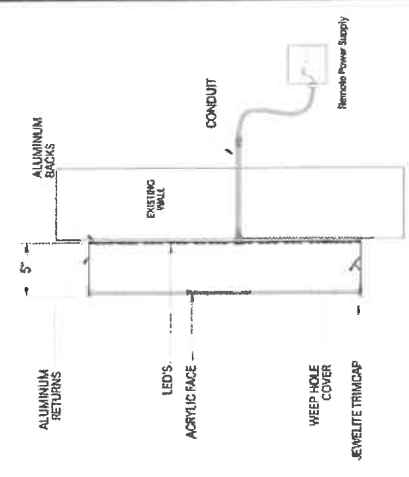


LED CL CROSS SECTION
SCALE: NTS (REFERENCE ONLY)
EQUIPMENT GROUNDED

***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**

FRESH CART



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

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
WRONG
ACRYLIC

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

THIS IS AN ORIGINAL UNPUBLISHED DRAWING. IT IS THE PROPERTY OF CUMMINS INC. AND IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF CUMMINS INC.	CUSTOMER APPROVAL:		DATE	
	DATE		DATE	
DRAWING NO: 811072090.01A1		DATE: 2.22.2022		S. Hawke

- PART # 403-23-CLB8-KRGEL-FL
- PART # 403-23-CLB8-R-2728B
- PART # 403-23-CLB8BCKR
- PART # 403-20-CLB8KRG-CLIPS
- PART # 403-20-CLB8-CLIPS



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.



PROPOSED

THIS IS AN ORIGINAL UNPUBLISHED DRAWING. IT IS THE PROPERTY OF CUMMINGS & ASSOCIATES, INC. AND IS NOT TO BE REPRODUCED, COPIED, OR EXHIBITED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF CUMMINGS & ASSOCIATES, INC.

CUSTOMER APPROVAL:

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



DRAWING NO:
1270712828.05

DATE: 2/21/2025
J. Allington / J. Hawke

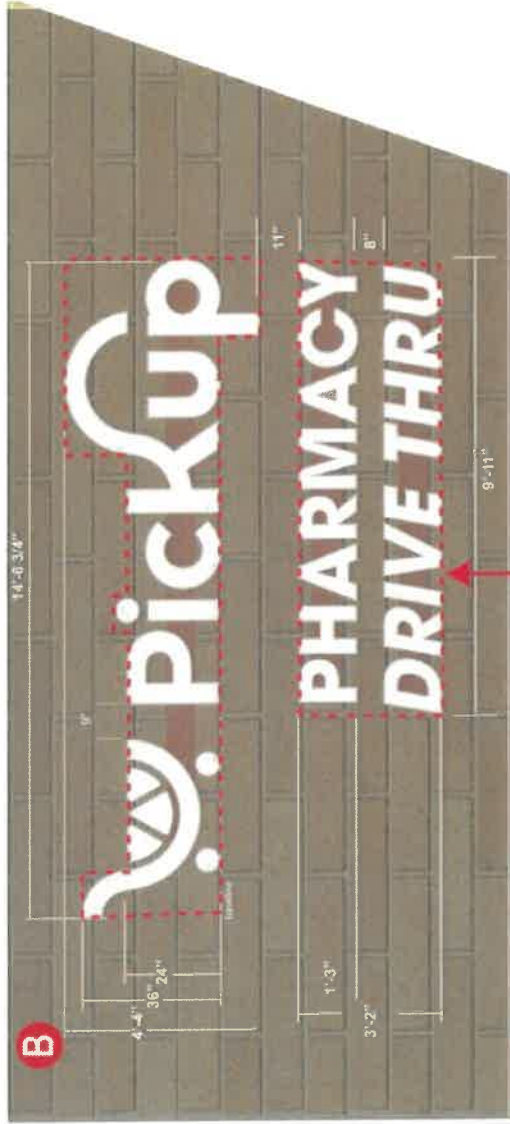
KROGER #747
780 NORTHWOODS BLVD.
VANDALIA, OH 45377



THIS DESIGN REMAINS OUR EXCLUSIVE PROPERTY AND IS NOT TO BE REPRODUCED, COPIED, OR EXHIBITED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF CUMMINGS & ASSOCIATES, INC.

CUSTOM

INTERNALLY ILLUMINATED CHANNEL LETTERS

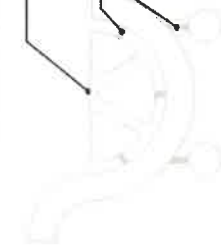


SCALE: 3/8" = 1'-0"

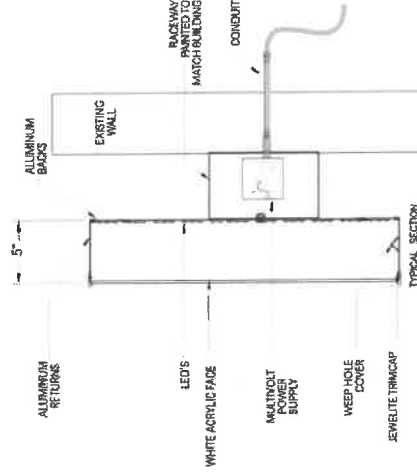
THE COMBINED AREA OF
THE RED DOTTED LINE = 69.1 SQ. FT.
38.1 (Cart Pickup)
31.0 (Pharmacy Drive Thru)
TOTAL 69.1 SQ. FT.

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



95.4 SQ. FT.



DRAWING NO:
127071282B.05

DATE: 2.21.2025
J. Allington

CUSTOMER APPROVAL:

DATE:

THIS IS AN ORIGINAL UNPUBLISHED DRAWING
FOR YOUR USE ONLY. IT IS NOT TO BE
REPRODUCED, COPIED, OR EXHIBITED IN ANY
MANNER WITHOUT THE WRITTEN AUTHORITY OF
CUMMINS INC.



Best Quality Machine Coolant/Service Fluids and
Parts. All CUMMINS products are backed by the
CUMMINS 5 YEAR WARRANTY.



NOT IN SCOPE - TO REMAIN AS IS

 CUMMINS 100 YEARS OF INNOVATION	THIS IS AN ORIGINAL UNFINISHED DRAWING CREATED FOR YOUR PERSONAL USE IN CONNECTION WITH A PROJECT PLANNED FOR YOUR COMPANY. IT IS NOT TO BE REPRODUCED, COPIED, OR EXHIBITED IN ANY MANNER WITHOUT THE WRITTEN AUTHORIZATION OF CUMMINS SIGNS	CUSTOMER APPROVAL:									DRAWING NO: 1270712828.05	
		DATE										DATE: 2/21/2025
		BY										DATE: 2/21/2025
Rev #1		Rev #2		Rev #3		Rev #4		Rev #5		Rev #6		
DATE		DATE		DATE		DATE		DATE		DATE		
BY		BY		BY		BY		BY		BY		

DEPARTMENTAL CORRESPONDENCE

TO: Civil Service Commission and Appeal Board
FROM: Leann Hanf, Human Resources Manager
DATE: September 12, 2024



MEETING MINUTES

ATTENDEES

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

CALL TO ORDER

Commissioner Beyoglides called the meeting to order at 4:50 p.m. on September 12, 2024. The meeting was open to the public and was held in the Large Conference Room at the City of Vandalia Municipal Building at 333 James Bohanan Memorial Drive.

APPROVAL OF MINUTES

Mrs. Hanf provided the draft August 12, 2024, meeting minutes for the Commission's review. Commissioner Beyoglides called for review and comments on the minutes. There were none. Commissioner Townsend made a motion to approve the minutes, Commissioner Beyoglides seconded the motion. Motion passed 2-0.

APPROVAL OF THE AGENDA

The agenda was approved by general consent.

OLD BUSINESS

None.

NEW BUSINESS

I. Approval/Cancellation/Extension of Eligibility Lists

Approval of Support Services Manager List:

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

Approval of VRC Coordinator-Programs/Special Events List:

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

Approval of VRC Custodian List:

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

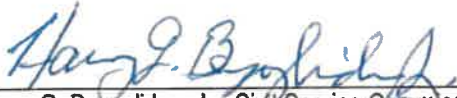
DISCUSSION

None.

ADJOURNMENT

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

The meeting was adjourned at 4:54 p.m.



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



Date

CC:

Mark Schwieterman, Interim City Manager

Rob Cron, Assistant City Manager

Department Heads

DEPARTMENTAL CORRESPONDENCE

TO: Civil Service Commission and Appeal Board
FROM: Leann Hanf, Human Resources Manager
DATE: November 1, 2024



MEETING MINUTES

ATTENDEES

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

CALL TO ORDER

Commissioner Beyoglides called the meeting to order at 4:50 p.m. on November 1, 2024. The meeting was open to the public and was held in the Large Conference Room at the City of Vandalia Municipal Building at 333 James Bohanan Memorial Drive.

APPROVAL OF MINUTES

Mrs. Hanf provided the draft September 12, 2024, meeting minutes for the Commission's review. Commissioner Beyoglides called for review and comments on the minutes. There were none. Commissioner Townsend made a motion to approve the minutes, Commissioner Beyoglides seconded the motion. Motion passed 2-0.

APPROVAL OF THE AGENDA

The agenda was approved by general consent.

OLD BUSINESS

None.

NEW BUSINESS

I. Approval/Cancellation/Extension of Eligibility Lists

Approval of Firefighter List:

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

Approval of VRC Coordinator – Athletics List:

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

Approval of Police Officer List:

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

DISCUSSION

None.

ADJOURNMENT

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

The meeting was adjourned at 4:55 p.m.



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

12/5/2024
Date

CC:

Mark Schwieterman, Interim City Manager
Rob Cron, Assistant City Manager
Department Heads

DEPARTMENTAL CORRESPONDENCE

TO: Civil Service Commission and Appeal Board
FROM: Leann Hanf, Human Resources Manager
DATE: February 12, 2025



MEETING MINUTES

ATTENDEES

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

CALL TO ORDER

Commissioner Beyoglides called the meeting to order at 4:45 p.m. on February 12, 2025. The meeting was open to the public and was held in the Large Conference Room at the City of Vandalia Municipal Building at 333 James Bohanan Memorial Drive.

APPROVAL OF MINUTES

Mrs. Hanf provided the draft December 5, 2024, meeting minutes for the Commission's review. Commissioner Beyoglides called for review and comments on the minutes. There were none. Commissioner Townsend made a motion to approve the minutes, Commissioner Beyoglides seconded the motion. Motion passed 2-0.

APPROVAL OF THE AGENDA

The agenda was approved by general consent.

OLD BUSINESS

None.

NEW BUSINESS

I. Approval/Cancellation/Extension of Eligibility Lists

Approval of Building Maintenance Technician List:

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

DISCUSSION

None.

ADJOURNMENT

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

The meeting was adjourned at 4:46 p.m.



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



Date

CC:

Kurt E. Althouse, Interim City Manager

Rob Cron, Assistant City Manager

Department Heads

CITY OF VANDALIA
PARKS AND RECREATION ADVISORY BOARD

February 19, 2025

MEMBERS PRESENT: Tara Landis, Corey Follick, Lydia Baker, Lenny Maenza

MEMBERS EXCUSED: Holly Herbst, Larry Taylor, Rick Scherer

OTHERS PRESENT: Steve Clark, Sherry McConnaughey, Sara Moyer, Al Tuttle, Daniel Pierron

- Chairperson Tara Landis called the regular meeting of the Parks and Recreation Advisory Board to order at 6:32 p.m.
- Steve introduced Sara Moyer as the new Recreation Coordinator handling Programs and Events, and Daniel Pierron who was attending on behalf of Holly Herbst from the School Board.

MINUTES FROM PREVIOUS MEETING

- The minutes of the November 20, 2024, meeting were presented to the Board. Tara Landis motioned to accept the minutes as presented, and Lydia Baker seconded the motion. Motion carried all ayes.

COMMENTS FROM INTERESTED CITIZENS

- None.

FACILITIES SUPERINTENDENT REPORT

Steve Clark presented the Facilities Superintendent Report.

- Interviews and a practical exam were given for the open Buildings Maintenance position, as Garrett Danner left to do plumbing for MSD. A conditional offer has been given to a candidate, Dakota Sizemore, who spent the past 5 years on a submarine working with HVAC systems.
- Still working through HVAC struggles at the Rec Center with MSD.
- Several doors at the Rec Center have needed maintenance and repairs.
- New bollard posts were installed around the Rec Center and main drive.
- 5 new benches were put together for outside the Recreation Center.
- Installed construction fencing and signage around the old playground at Helke Park, and began the removal. This got a lot of social media attention and complaints about removing this unit. The playground was 25 years old, and structural issues had begun, and with its age, parts were not available anymore. Steve discussed the future plan for the swings.
- Continue to provide Snow and Ice control when needed.

CITY TREE REPORT

Steve Clark presented the Urban Forest Report.

- The Christmas tree and decorations were taken down.

- The Parks Maintenance Staff will be taking back the duties of all the median maintenance. This had always been contracted out. With the increase in FT Staff, and landscape maintenance training, Rudy believes we can do a better job than a contractor. A new arrow board was purchased to help with road safety.
- The 6 Parks Staff attended the 2025 Tri-State Green Industry Conference & Trade Show in Cincinnati. This is a great conference on horticulture, tree care, lawn care, and more.
- Downtown tree work continued, with 35 more trees being removed. This includes working with Public Works on stump removals. New trees will be planted this spring.
- Sunday night someone drove through a median on Dixie Drive and took out a tree. They drove away. This will be replaced.
- Lenny asked when the live Rec Center tree will be used as the Christmas tree. Steve responded, if not in 2025, the tree would definitely be ready by 2026.

BEE CITY REPORT

Al Tuttle presented the Bee City Report.

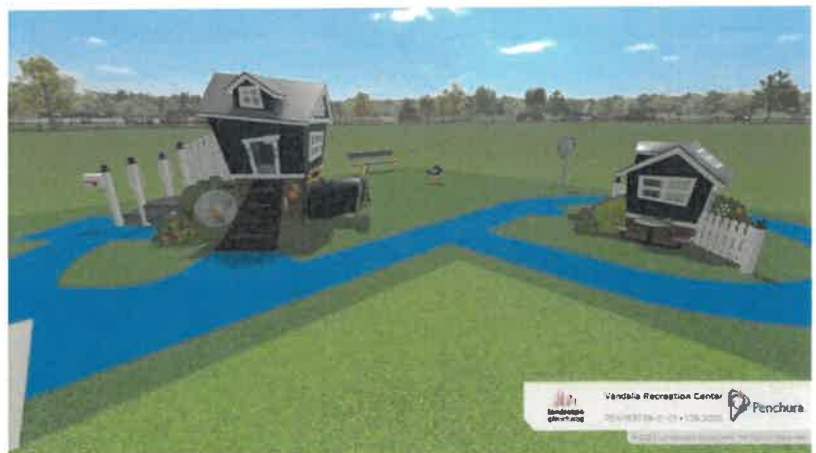
- The goal remains to increase pollinator plantings.
- The Historical Society held a Christmas Eve Service. It was so well attended that it was standing room only.
- Advertising the Historical Society Open Houses has helped with attendance. Attendance is up to approximately 40 people at each Open House.

RECREATION SUPERINTENDENT REPORT

Recreation Report – Handed out and presented by Sara Moyer

VRC

- January 2025 Party Numbers: 28 total - 7 Resident/Member; 21 Non-Resident
- January 2024 visits -18,051; January 2025 visits - 17,772
- We had 229 IBM members visit 10 times or more in January.
- New Climbing Wall surface is installed! (Pictured below)
- Recreation Superintendent Alicia McCracken presented to Council Monday, February 17, about the VRC Outdoor Childcare playground unit and surfacing. We hope to get that project done in the 1st quarter of 2025. (Pictured below)
- We are revisiting the VRC Membership Fees and plan to bring you a proposal at our next in-person meeting.



Fitness

- March FREE Class Spotlight is Zumba Toning w/ Annie on Mondays at 6:30pm.
- Free Climb Day is March 11.
- March Inclusive Fitness Days – March 8 and 22, from 10:30am-11:15am.
- Recreation Coordinator Josh Berry and Facility Manager Aaron Messenger are researching and getting quotes for new strength equipment. We have 2025 Capital money to complete the project.

Program/Event Updates

- Plans to offer archery classes are underway.
- Summer CampREC Counselor applications are coming in.
- Recreation Coordinator Sara Moyer attended the second Advanced Leadership Training at the Miami Valley Communications Council on February 6.

Completed Events

- **Pizza My Heart w/ Eat Pretty Darling:** On Saturday, February 1, Eat Pretty Darling led a Pizza My Heart Program to celebrate Valentine's Day with young chefs! 11 participants attended this program at the Vandalia Senior Center. During the class, preschoolers created their own mini heart-shaped pizzas and a sweet, festive treat!
- **Stitched in Love Paint Night w/ Miss Bec:** On Tuesday, February 4, Miss Bec led a Stitched in Love Paint Night at the Vandalia Rec Center. This program was full with 15 participants registered. During this class, young artists painted the lovable Disney character Stitch on a canvas while enjoying the evening together!
- **Kids Night Out:** This program was led by Recreation Leaders on Friday, February 7. This youth program had 24 registered participants. During their night out at the VRC, kids had the chance to participate in rock climbing, swimming, gym games, crafts, and more! Pizza and snacks were provided as well.
- **Date Night-In w/ Eat Pretty Darling:** On Tuesday, February 11, Eat Pretty Darling hosted an adult date night-in program at the Senior Center to celebrate Valentine's Day. This program had 2 couples registered. During the program, couples enjoyed crafting fresh, delicious pasta and flavorful sauce. They ended the night preparing a delicious dessert!
- **Sweetheart Goat Yoga:** On Wednesday, February 12, we partnered with The Grazing Ground for Sweetheart Goat Yoga. 25 participants registered for this program. The yoga program took place in the gymnasium at the Rec Center. Participants enjoyed plenty of goat cuddles during their yoga session!
- **Brixilated Presidents Day Camp:** This full-day camp was hosted by Brixilated at the Rec Center on Monday, February 17. While schools were closed for Presidents Day, campers spent the day building and designing a variety of LEGO creations with the Brixilated instructor. There were 9 participants registered for this full-day program. Discussion followed regarding the owner of this business being known to many Park Board Members.

Upcoming Events

- **Piakchu Paint Night w/ Miss Bec:** Tuesday, March 4 - 6:00pm-7:30pm

- **Flower Cupcakes w/ Eat Pretty Darling:** Thursday, March 6 - 6:00pm-7:30pm
- **Mini Monets w/ Miss Bec:** Tuesday, March 11 - 6:00pm-7:00pm
- **Spring Break Camp-** Monday March 31-Friday April 4 - 7:30am-5:30pm
- **Homeschool Takeover-** Friday, March 21 - 11:30am-2:00pm

Senior Center

- 581 total Senior Center Members through January 2025.
- 26 new members in January 2025.
- Vantran - 123 one-way rides in January 2025.
- Welcome Tom Underwood to our group of volunteer Vantran drivers.
- March Newsletter is available.

Athletics

- 3rd-6th grade Youth Basketball continues. We have a couple more weeks of regular season and then we begin the tournament.
- Kindergarten/1st Grade Instructional and 2nd grade are done for the season.
- Youth Baseball/Softball registration is underway, and the deadline for registering is Saturday, March 1.
- Recreation Coordinator Maecie Burkhardt has secured with Tipp and Troy as a partner for youth baseball/softball. They have started a discussion of rules and will do a scheduling meeting in March.
- Opening Day is Saturday, April 26, and we are finalizing details of the day!
- We need Athletic League Supervisors to help with the Youth Baseball/Softball program and the Adult Softball Leagues.

Recreation

- May-August Program Guide edits are in progress. Registration will begin April 2.
- Facility Manager Aaron Messenger, and Recreation Coordinator's Sara Moyer and Maecie Burkhardt all attended the 2025 OPRA conference Feb 2-5. They went to many great sessions and hope to implement ideas they learned into their areas.
- 2025 Corporate Challenge dates are finalized, and the events will take place June 2-6. This event is going to be a collaboration of staff thinking of ideas for the week and implementation.
- Recreation Staff have created an OPRA Awards Committee. This was formed in the hopes of having more people involved in the department, thinking of ideas, applying for the award, and then the end goal of winning the award 🏆
- Recreation Superintendent Alicia McCracken and Facility Manager Aaron Messenger recently interviewed a potential intern for the department. The deadline to apply to be an intern is Feb. 28 so we will be deciding soon after. We look forward to having an intern again!

- Parks, Maintenance, and Recreation staff are researching software systems to track and submit work orders, inventory, inspections, etc. We look forward to having one platform to improve communication and efficiency.
- Facility Manager Aaron Messenger has submitted a grant for a mobile sensory tent. We will know by April 30 if we will receive the grant. Lenny asked if that would just be a quiet area? Sara explained that many items would be inside, including noise canceling headphones, fidget toys, etc.
- Parks Maintenance staff did upgrades to the Little Library outside of the Rec Center. It looks great!



DISCUSSION TOPICS

- Robinette Park Update – Weather put a hold on the installation on the playground. Once they begin, it will only be one week for the installation, and then one week to install the safety surface. A Grand Opening will be held in the Spring. Contracting with OHM Advisors to design the splash pad, shelter, and parking. Hoping to get this out to bid in the summer of 2025, with a late fall installation, and open to the public in 2026. Much of this project is grant funded, with \$400K coming from the State, and \$400K from a federal grant.
- Art Park Amphitheater Update – 80% of the work is complete. Sidewalk work was done in January. Once the weather breaks, the stage background will be completed. Playground grass will be put in front of the stage. Steve will keep everyone posted about the ribbon cutting date.
- Helke Park Update – Former City Manager, Dan Wendt, applied for a \$500K grant from Sherrod Brown's office for a splash pad at Helke Park. Due to the change in administration, High Point Consulting advised that all grants were on hold, and we would need to re-apply if funds became available. Steve would like to work with OHM Advisors to produce a conceptual park plan for Helke Park.

OLD BUSINESS - None.

NEW BUSINESS – None.

There being no further business to be brought before the Board, Tara Landis made a motion to adjourn, and Lydia Baker seconded the motion to adjourn. Motion carried all ayes. Meeting adjourned at 6:56 p.m.

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



Bill Listing Report

Payment Date Range: 02/01/2025 - 02/28/2025

Vendor Name	Vendor Number	Payable Description	Total Payments
4IMPRINT INC	05422	VRC Promo Items/Aaron	1,477.96
84 LUMBER COMPANY	00604	Prop Supplies	199.54
A & A SAFETY INC	02248	Median Maintenance - Arrowboard/Cones	6,714.50
ACME SPRING INC	01276	Truck Alignment	113.95
ACUSHNET COMPANY	06751	Pro Shop Merchandise/Ben	685.33
AIR COMMERCE	02515	Station 3 Storage Facility Rental	2,589.40
AMAZON CAPITAL SERVICES	04538	Pickleball Nets	3,998.66
AMERICAN AIRLINES	05860	Air Fare- 2025 NPELRA Confrence Portlan,OR-	1,051.36
AMERICAN DRIVELINE & CLUTCH	00730	Parts	217.35
AMERICAN HEART ASSOCIATION	07060	CPR Cards	680.00
AMERICAN LEGAL PUBLISHING CORP	00317	Codified Expenses - Internet Renewal 25-26	450.00
APPLIED MECHANICAL SYSTEMS INC	02064	HVAC Replacement - Station 1	16,947.00
AUTO ZONE	06412	Wax for cruisers	32.87
Automated Solutions Group	00904	HVAC Controls Maintenance	962.00
AWARDS OF EXCELLENCE	07023	Employee Service Awards Plaque	112.00
AXOGEN INC	07221	EDGE Payment per resolution 19-R-06	62,500.00
BADGER METER INC	05583	Meters and Software	4,646.22
BATTERIES PLUS	05121	Batteries	35.80
BEAU TOWNSEND FORD INC	00616	One Ton Dump Truck Cab & Chassis	58,786.04
BEST EQUIPMENT CO. INC	03577	VAC TRUCK JETTER HOSE	3,445.36
BOB SUMEREL TIRE CO	01992	Ladder Tires	1,502.88
BOOST ENGAGEMENT LLC	00246	Employee Awards	130.00
BOUND TREE MEDICAL LLC	00157	EMS Supplies	975.04
BREATHING AIR SYSTEMS	01095	SCBA Compressor PM	1,015.58
BRIAN BRENNER	07569	Brian Brenner Performance/Toni	225.00
BUCKEYE STATE PIPE & SUPPLY CO	06291	Water Meter Purchase	29,768.88
BUTLER TOWNSHIP	05706	Monthly Collections/Settlement	12,094.60
BUTLER TOWNSHIP	06202	Monthly Collections/Settlement	47,543.97
CAMPUS FIRE SAFETY COM LLC	06057	Fire Protection and Life Safety Forum - King	590.00
CANON FINANCIAL SERVICES	02846	Printer/Copier/Fax Lease (x-3)	1,330.15
CANVA PTY LTD	02803	Canva Subscription	120.00
CARDINAL DESIGNS	05207	tags/Awards	76.59
CARGILL INC	00285	SALT	20,153.88
CCA DIVISION OF TAXATION	06031	Courtesy Withholding	86.75
CCA DIVISION OF TAXATION	06032	COURTESY WITHHOLDING	71.94
CCP INDUSTRIES	07456	PROTECTIVE GLOVES	421.00
CENTER FOR LOCAL GOVERNMENT	05303	2025 Center for Local Government	3,825.00
CENTURION SECURITY SYSTEMS	03698	Garage Alarm System Repairs	1,550.00
Chad DePew	01822	Responders in Faith Conference (Chappel)	50.00
CINCINNATI BELL	01796	2025 Phone Service	897.94
CINCINNATI BELL ANY DISTANCE	05803	800 & Long Distance Service	81.92
CINCINNATI ZOO	01562	Summer CampREC Field Trip Deposit/Sara	500.00
CINTAS CORPORATION	01535	UNIFORM RENTAL	1,414.54
CITY OF BROOKVILLE	04601	Collections/ Settlement - February 2025	391,736.91
CITY OF DAYTON	01368	COURTESY WITHHOLDING	134.29
CITY OF FRANKLIN	07628	Legal Update Training	200.00
CITY OF HUBER HEIGHTS	07304	COURTESY WITHHOLDING	82.41
CITY OF KETTERING	02367	COURTESY WITHHOLDING	62.91
CITY OF TROTWOOD INCOME TAX	02137	Courtesy Withholding	66.55
CITY OF TROY	05512	Water Samples	260.00
CITY OF VANDALIA	02724	Child Support Fee	22,144.72
CITY OF VANDALIA TAX DEPT	05277	CITY INCOME TAX	21,713.68
Club Caddie	07380	Computer POS System/Ben	315.00
Companion Life Insurance	07314	Companion Life	352.38
CONSTANT CONTACT BILLING	06380	Email Blast Services/Alicia	245.00

Vendor Name	Vendor Number	Payable Description	Total Payments
CORE & MAIN LP	00621	PARTS AND SUPPLIES	586.48
CULLIGAN-DAYTON-FAIRBORN OH	05485	2025 WATER SERVICE	49.25
DAILY COURT REPORTER	00126	Legal Ads	183.75
Dave Arbogast Troy Inc	01510	Transmission Repair DES Ford Interceptor	3,500.00
DAYTON AREA CHAMBER	00894	DACC - Annual Membership Mtg-Kurt A.	65.00
DAYTON DOOR SALES	00143	FACILITY MAINTENANCE	2,085.00
DAYTON POWER & LIGHT COMPANY	00153	2025 Electric Service	13,686.52
DAYTON RELIABLE AIR FILTER	03983	HVAC Air Filters	2,205.87
DECLAN SCHEFFLER	07414	Youth Basketball Refs/Maecie	375.00
DELTA AIR LINES, INC.	00946	Airfaire - AGRip Conference MVRMA- L.Hanf	811.34
DEVELOPMENT PROJECTS INC	00703	DDC Annual Meeting Registration - CM	65.00
DH PRODUCTIONS	05306	Video Services - Focus Vandalia	1,375.00
DIGITAL COWBOY COMPUTER LLC	06898	Repair of Plotter and Hardware	175.00
DISPLAY SALES CO	02101	Banner Hardware for Veterans Banners	1,112.00
DOMINO'S PIZZA	03451	Kids Night Out Pizza/Sara	49.46
DWAYNE CHASTAIN	07615	Youth Basketball Refs/Maecie	550.00
EASTWAY CORPORATION	02475	competency and insanity evaluation	700.00
EBMC	00418	Lincoln Financial	533.50
ELECTRONIC FEDERAL TAX PAYMENT	05243	Income Tax Withholding	127,678.67
ELEMENTS IV INTERIORS	03428	7 computer station desk chairs	4,358.10
ENGLEFIELD OIL COMPANY	00392	Oil/Marty	870.64
ERIK BLAINE	06117	2025 Prosecutor Charges	2,200.00
Erika Birkley	00041	PSS Psych Eval	1,400.00
ESTEP FAMILY PROPERTIES LLC	07436	HARDFILL DISPOSAL	585.00
EVENTBRITE	06493	Fire Systems Class by Silco	33.85
FAMILY SERVICE ASSOCIATION	00197	Sign Language Interpreting Fees	225.00
FASTSIGNS	00144	Trailer graphics	2,633.00
FBINAA	03147	FBINAA dues (Althouse)	125.00
FEDEX	04228	BOIL ADVISORY NOTICES	96.24
FERGUSON ENTERPRISES INC	01716	Supplies	239.03
FERGUSON WATERWORKS	06130	HYDRAULIC PUMP	3,058.87
Fidelity Security Life Insurance Company	02086	Admin Fees - Eye Med	1,527.28
First Arriving IO Inc	04023	Annual Fee's	3,686.25
FIRST SUBURBS CONSORTIUM	02950	2025 Membership Dues	250.00
ForeverLawn of Ohio, Inc	07362	Turf - Climbing Wall/Alicia	15,260.53
FRITZ, RUMER, COOKE CO., INC	05824	RR Inpection	642.08
GCSAA	00233	Membership Dues/Marty	100.00
GEAR FOR SPORTS	04422	Pro Shop Merchandise/Ben	3,626.33
Geer Gas Corp	01035	Oxygen	620.48
GLICKLER FUNERAL HOME	05076	Indigent Services Christina Gunter	750.00
GOVERNMENT FORMS & SUPPLIES	06165	imprinted #10 business envelopes	1,177.20
GovTech Innovators Inc	02328	Sara Al Training/Aaron	76.88
GRAINGER	03234	Station Supplies	1,004.72
Granite Telecommunications, LLC	03263	2025 Phone Service	547.66
GREEN VELVET SOD FARMS	02005	Supplies	1,543.98
GREG JUSTICE	06208	Youth Basketball Refs/Maecie	985.00
HARBOR FREIGHT TOOLS	02684	Supplies	128.95
Headsets Direct Inc	01549	Headset batteries (spare)	203.85
HENSCHEN AND ASSOCIATES INC	05457	Annual Program Fees	11,160.00
High Bridge Consulting LLC	04336	2025 Lobbying Sevices	2,000.00
HIGHFIELD DOOR SALES	06980	Station 2 bay door repair	275.00
HOLLY ESTEPP	00381	Estेpp M&I	295.98
I SUPPLY COMPANY	00071	Custodial Supplies/Jack	834.03
IAFC	00280	Annual Membership	225.00
ICC CDS, LLC	03144	Municipity and Laserfiche Training and License	3,600.00
ICMA	00283	ICMA	160.00
IGS ENERGY	05912	2024 Gas Service - Rec Center	3,972.21
INFINTECH	07108	Merchant Bank Fees	1,208.67
INTERIOR SUPPLY INC.	00566	MB Remodel	861.40
INTERNATIONAL ASSOCIATION OF ARSON	07220	Annual Membership	246.00
INTERSTATE BILLING SERVICE INC	06147	Medic 3 repairs	1,160.00
INTRADO LIFE & SAFETY SOLUTIONS	06549	Remote Phone Laptop	4,740.09

Vendor Name	Vendor Number	Payable Description	Total Payments
ITSAVVY LLC	07050	VEEAM BACKUP AND RECOVERY RENEWAL	16,156.52
J SPIVEY PHOTOGRAPHY	05696	New Hire Headshot	165.00
JACKSON LEWIS PC	06759	Legal Services	2,574.00
JEFFREY S TYLER	05964	Plan Review	440.00
Jerry Pate Turf & Irrigation	00090	Golf Cart Repairs/Ben	530.65
JIM'S DONUT SHOP	06277	Employee Appreciation & Interviews	30.00
JJS Global Ventures Inc	02634	Gas Meter Parts/Supplies	927.68
John McManus, Treasurer	05491	2025 Property Taxes	6,523.96
Jomeire Cabonce	07369	Boot Allowance	82.89
Justice AV Solutions Inc	03455	Courtroom Recordings Systems Mntc	3,942.00
KALAHARI RESORT	06203	OPRA Conference Hotel/Aaron	767.31
KAMINSKY, SULLENBERGER &	05131	Dyke & Schumann FTO School	750.00
KATIE BLAUSER	02604	Eat Pretty Darling Programs/Sara	200.00
KE ROSE COMPANY LLC	05112	Car 21 and 23 seat covers	1,620.90
KETTERING HEALTH	00693	Employee Health	5,000.00
KIESLER'S POLICE SUPPLY INC	01342	Beanbag Rounds	337.00
KOENIG EQUIPMENT INC	05351	Supplies	1,616.82
KORT JUSTICE	07409	Youth Basketball Refs/Maecie	400.00
KROGER CO.	01123	SIGNS PARTS AND SUPPLIES	24.16
Law and Order Technology LLC	01138	BWC maintenance	5,412.00
LEARNING TREE FARM INC	06797	Summer CampREC Field Trip Deposit/Sara	70.00
Legal Shield	07313	Legal Shield	18.95
LEXIPOL LLC	07156	Cordico Law Enforcement App	17,389.42
LJB INC	01146	Vandalia Bikeway Additional Charges, per	13,616.00
LOWES	02381	Supplies	128.36
M & S ELECTRIC	09007	Refund - Permit Reciept 000198	75.75
MACQUEEN	06988	Parts for trackless	8,918.55
Main Event Entertainment Inc	05522	Summer CampREC Feild Trip Deposit/Sara	648.38
MARK FORNES REALTY INC TRUST	07631	Earnest Money for Purchase of 10 W.	50,000.00
MARRIOTT HOTELS	01753	BTD Conference Hotel (Dyke)	145.77
MARTIN MARIETTA MATERIALS	00026	GRAVEL , STONE	3,443.14
Master Electrical Contractors Association	01951	Code Classes Paul & Robert	250.00
MAYORS AND MANAGERS ASSOC	00757	2025 Annual Dues for Mayor and CM	1,000.00
MCGOHAN BRABENDER, INC.	04980	Consulting Fees	3,750.00
MECHANICAL SYSTEMS OF DAYTON	03665	MB Relief Fan	21,698.00
MEEDER PUBLIC FUNDS INC	06869	2024 Investment Advisory Services	4,675.98
MEGACITY FIRE PROTECTION INC	00375	Annual Inspections/Ansul System/Monitoring	720.00
MENARDS	04788	Supplies	82.15
METRONET LLC	03702	MetroNet Fiber Lease	2,072.15
MIAMI PRODUCTS & CHEMICAL CO	00456	Supplies/Jerrod	189.00
MIAMI VALLEY COMM COUNCIL	00105	2025 MVCC Affiliate Fees	905.40
MIAMI VALLEY INTERPRETERS LLC	06616	Swahili interpreting services	157.00
MIAMI VALLEY RECREATION	06326	MVRAC Membership Dues/Aaron	200.00
MIAMI VALLEY REGIONAL	00346	Crime Lab Fees	9,572.00
MIAMI VALLEY RISK MANAGEMENT	01752	Poster Program Clement Communications	159.60
MICHAEL KREILL	07408	Youth Basketball Refs/Maecie	650.00
MICROSOFT CORP	04840	MICROSOFT LICENESE FOR MS PROJECT	720.00
MID-AMERICA SPORTS ADVANTAGE	00657	Sports Field Supplies	1,368.78
MIDWEST SECURITY SERVICES INC	06344	Camera Replacement and Installation/Aaron	3,984.94
MISCELLANEOUS VENDOR	09011	Food- L.Hanf NPELRA Cert Week	276.85
MONTGOMERY COUNTY LAW LIBRARY	00147	2025 Law Library Distributions	1,628.96
MONTGOMERY COUNTY PUBLIC	01204	Legal Services	172.70
MONTGOMERY COUNTY SHERIFF	00480	Fingerprinting	238.50
Montgomery County TID	00074	SIB 2025 payment - US 40	14,626.20
MORE LASTING IMPRESSIONS	00936	Youth Basketball Awards/Maecie	225.00
MOTION PICTURE LICENSING CORP	06714	MPLC Umbrella License/Steve	1,657.44
MOTOROLA SOLUTIONS INC	00777	Programing	1,364.08
MUFFLER BROTHERS	02076	Vehicle Maintenance	487.81
NAPA AUTO PARTS	00645	Supplies/Marty	780.03
Nate Bergman	01923	BOOT REIMBURSEMENT	225.00
NATIONAL AUTO LUBE INC	04415	Oil Changes	176.18
NAVIA	02390	HSA Employee Contribution	14,374.49

Vendor Name	Vendor Number	Payable Description	Total Payments
NORTH DIXIE HARDWARE INC	01633	PARTS AND SUPPLIES	410.87
NORTHERN AREA WATER AUTHORITY	04471	2025 Water Service	122,486.00
NRPA	00389	Alicia CPRP Re-Certification	70.00
ODP BUSINESS SOLUTIONS LLC	02727	Printer Toner	591.67
OFFICIAL PAYMENTS CORP	07052	Return ACH Fees	15.00
OHIO ASSOC FOR COURT ADMIN	00092	2025 membership dues (Goffena)	150.00
OHIO ASSOC OF CHIEFS OF POLICE	00401	OACP (Chief/Lt)	1,988.00
OHIO CHILD SUPPORT	07306	PY Deduction Child Support	3,497.06
OHIO CITY/COUNTY MANAGEMENT	00407	OCMA Conference Registration -ACM Cron	760.00
OHIO CRIME PREVENTION ASSOC	00410	OCPA Conference	399.00
OHIO FIRE & EMERGENCY SERVICES	00708	Annual Membership	25.00
OHIO FIRE CHIEFS ASSOCIATION	00412	OFE Class - Jacobs	2,100.00
Ohio Notary Services LLC	03226	Notary class and test	130.00
OHIO PARKS & RECREATION ASSOC	03312	OPRA Conference Fee - Aaron, Maecie, Sara	920.00
OHIO PATROLMEN'S BENEVOLENT	07308	OPBA Union Dues	1,231.92
OHIO POLICE & FIRE PENSION	00455	OP&F POLICE	132,227.42
OHIO PUBLIC EMPLOYEES	00465	OPERS FULL TIME P1	160,689.39
OHIO PUBLIC EMPLOYEES DEFERRED	05045	OHIO DEFERRED COMPENSATION	31,993.00
OHIO SCHOOL DISTRICT TAX	01944	School District Tax	3,333.64
OHIO TURFGRASS FOUNDATION	00426	Membership Dues/Marty	375.00
OHM ADVISORS	07162	Robinette Design - Phase II	3,750.00
P&R COMMUNICATIONS SERVICE INC	00863	VHF radios (x6)	5,577.84
PACE ANALYTICAL SERVICES INC	00057	WASTEWATER SAMPLE SERVICES	7,047.10
Paulette Thomas	00778	Paulette's Princess Parties Performance/Sara	1,200.00
PELC ALUMNI ASSOCIATION	01763	PELCAA Conference	600.00
PEOPLEFACTS LLC	06275	Candidate Background/Credit Checks	674.12
PERRY PROTECH INC	06738	Toner for Kip Machine (freight charges)	12.95
PHOENIX SAFETY OUTFITTERS	01125	Landis/Cayot/Myers Uniforms	6,410.25
Pickleball Central	03581	Pickleballs/Maecie	59.98
PICKREL SCHAEFFER & EBELING	05148	Legal Services	10,937.80
PITNEY BOWES BANK INC PURCHASE	02729	Postage	5,096.28
PLATTENBURG & ASSOCIATES, INC	05490	Audit Services	9,000.00
PNC BANK	02847	Credit	-55.10
POSTMASTER	00647	Post Office Box fee	400.00
Power Equipment Solutions LLC	07385	Supplies	86.05
PREMIER OCCUPATIONAL HEALTH	01900	Dept. Physicals	2,138.12
Prism HR Inc	07122	Data Services HR System	5,760.15
Profile Evaluations Inc	00857	PEI 911 Class(Rue)	470.00
PROFORMA	00440	New Logo shirts	1,473.39
PRO-WARE LLC	06486	ACA 1095 Processing	698.00
Public Health Dayton & Montgomery	02793	Carl Level 2 Food License/Ben	182.88
R & R PRODUCTS INC	01446	Supplies/Marty	665.25
RD HOLDER OIL CO INC	04583	FUEL PURCHASE 6000 GALLONS GAS	14,653.20
Rebecca Roderer	01622	Arts Program Instructor/Sara	284.00
REGISTER.COM, INC.	04653	Website Domain Name/Ben	190.85
ROB WEST MARKETING CO	06450	Website Services/Ben	1,100.00
ROBERT CHANDLER	06885	Zumba Instructor Services/Josh	440.00
RODOC LEASING SALES & SERVICE LLC	07105	EQUIPMENT TRAILER	20,110.59
RUMPKE INC	00737	DUMPSTER RENTAL	626.00
RURAL KING	06066	Supplies	163.92
SAMS CLUB DIRECT	01632	Station Cleaning and rehab	655.82
SANDY'S AUTO & TRUCK SERVICE	00451	Towing Services	100.00
SCHLEGEL CREATIVE	04292	VRC Brochures/Aaron	625.00
SCOTSMAN MID-OHIO	00909	Ice Machine Repair/Jerrold	553.31
SECRETARY OF STATE	04450	LLC for PILOT program	114.00
SHARED RESOURCE CENTER	07536	Consultant Services - M. Schwieterman	8,400.00
SHERWIN WILLIAMS CO	02898	Municipal Building Improvements	31.51
SMARTBILL	06325	2025 Utility Bills Service Fees	6,856.67
SOCCER VILLAGE, INC	07623	Goals and Soccer Nets	3,513.00
SOUTHWEST OHIO MUNICIPAL CLERKS	01615	Clerks Dinner Meeting	75.00
SPARKS ELECTRIC LLC	04992	Ligth Pole Damage Repairs	3,674.57
Spectrum	05271	2025 Cable/Internet	203.86

Vendor Name	Vendor Number	Payable Description	Total Payments
SPEEDPRO IMAGING	05682	Big Belly Trashcan Wrap/Alicia	307.77
SREE CHARLOTTE UPTOWN HOTEL, LLC	07614	Hotel - 2025 NPELRA Academy-L.Hanf	1,089.10
STAMPS.COM	05841	Stamps balance	183.60
STANDARD INSURANCE COMPANY	04474	Employee Policy 763451	3,158.51
STAPLES BUSINESS ADVANTAGE	04461	Copy Paper	942.90
STAR PAINTING CO INC	01279	VRC Interior Painting/Aaron	10,637.00
STATE OF OHIO TAX	00562	Withholding	23,651.64
Sun Life Assurance Company	00011	Voluntary Critical Illness	2,994.15
SUNBELT RENTALS INC	02125	Lift for camera install	958.59
SUPERIOR UNIFORM SALES, INC	00130	bailliff/security uniform (Wyatt)	597.85
SWIM SAFE POOL MANAGEMENT	02118	Aquatic Services/Aaron	32,199.33
SYMBOLARTS LLC	07107	FT Badges	402.50
TACKETT TREE EXPERTS LLC	07515	Tree Services	7,000.00
Taylor's Tins LLC	01797	Accountability Tins	1,598.00
TEAMSTERS LOCAL 957	07311	TEAMSTERS Union Dues	806.00
THOMSON REUTERS - WEST	01034	CLEAR monthly online/software subscription	784.61
THOR GUARD INC	03575	Lightning Signs	96.04
TITAN GRAPHICS LLC	06402	VRC Staff Shirts/Aaron	2,591.65
TK ELEVATOR CORP	01268	Elevator Services/Rudy	921.55
Top Golf USA Inc	00336	Summer CampREC Field Trip Deposit/Sara	300.00
TREASURER OF STATE	00348	2025 Sales Tax	15.76
TREASURER, STATE OF OHIO	00103	LEADS	600.00
TREASURER, STATE OF OHIO/BBS	01940	BBS Fees	127.42
TREASURER, STATE OF OHIO/EPA	01902	2024 MS4 Annual Discharge Fee	1,120.90
Trek Retail Corp	01662	E-Bike	6,137.72
TRIAD TECHNOLOGIES LLC	04567	Hydraulic Hose Repair/Marty	264.28
TRI-CITIES NR WW AUTHORITY	02568	2025 WWT Services	104,420.00
UNITED HEALTHCARE	01134	2025 Funding	191,987.35
UPS STORE	05957	Senior Center Newsletters/Alicia	1,528.36
US BANK EQUIPMENT FINANCE	05523	2025 Copier Lease	1,835.04
VANDALIA BUTLER CHAMBER	00547	2025 Diamond Sponsorship	5,000.00
VANDALIA RENTAL	00665	3 INCH HOSE FOR HYDRAULIC PUMP	411.92
VECTREN ENERGY DELIVERY	04326	2025 Gas Service	13,582.10
VERIZON WIRELESS	01962	2024 Cell Phone Service	2,665.85
VERMONT SYSTEMS INC	03822	BANK FEES	2,474.43
VILLAGE OF NEW LEBANON	06777	Courtesy Withholding	52.72
WAGONER POWER EQUIPMENT	01226	Supplies	54.95
WAL-MART STORES INC	03394	Program Supplies/Sara	15.59
WALTER F STEPHENS JR INC	00583	Badge Cases	206.00
WEHRKAMP ENTERPRISE INC	05793	Grinding Reels/Marty	4,841.80
WEST CARROLLTON CITY INCOME TAX	06574	Courtesy Withholding	16.95
WESTERN OHIO GRAPHICS CORP	03095	City Envelopes Regular & Window	8,035.08
WESTIN HOTELS & RESORTS	06649	CIS training (Estepp/Westin Cleveland)	1,204.15
WRISTCO	06148	VRC, Birthday, Swim Bracelets/Aaron	252.35
XERCES SOCIETY	06706	2025 Bee City USA Renewal Fee	200.00
ZENCITY TECHNOLOGIES US INC	07627	Zencity Essentials Subscription	12,000.00
Zero9 Holsters	03792	Portable Radio Cases	438.55
ZOLL MEDICAL CORP GPO	06065	Cardiac Monitor Supplies	2,646.73
Zoom Video Communications Inc	01431	ZOOM ANNUAL RENEWAL	319.80
Grand Total:			2,233,835.36



Purchases Over \$25,000 Report

Payment Date Range: 02/01/2025 - 02/28/2025

Vendor Name	Vendor Number	Payable Description	Total Payments
AXOGEN INC	07221	EDGE Payment per resolution 19-R-06	62,500.00
BEAU TOWNSEND FORD INC	00616	One Ton Dump Truck Cab & Chassis	58,786.04
BUCKEYE STATE PIPE & SUPPLY CO	06291	Water Meter Purchase	29,768.88
BUTLER TOWNSHIP	06202	Monthly Collections/Settlement	47,543.97
CITY OF BROOKVILLE	04601	Collections/ Settlement - February 2025	391,736.91
ELECTRONIC FEDERAL TAX PAYMENT	05243	Income Tax Withholding	127,678.67
MARK FORNES REALTY INC TRUST	07631	Earnest Money for Purchase of 10 W.	50,000.00
NORTHERN AREA WATER AUTHORITY	04471	2025 Water Service	122,486.00
OHIO POLICE & FIRE PENSION	00455	OP&F POLICE	132,227.42
OHIO PUBLIC EMPLOYEES	00465	OPERS FULL TIME P1	160,689.39
OHIO PUBLIC EMPLOYEES DEFERRED	05045	OHIO DEFERRED COMPENSATION	31,993.00
SWIM SAFE POOL MANAGEMENT	02118	Aquatic Services/Aaron	32,199.33
TRI-CITIES NR WW AUTHORITY	02568	2025 WWT Services	104,420.00
UNITED HEALTHCARE	01134	2025 Funding	191,987.35
		Grand Total:	1,544,016.96



PNC BANK
PO BOX 828702
PHILADELPHIA PA 19182-8702

ACCOUNT NUMBER XXXX XX03 3300 0001
PAYMENT DUE DATE 02-19-25
AMOUNT DUE \$33,273.90
CURRENT BALANCE \$33,273.90

PNC Bank N.A.
P.O. Box 828702
Philadelphia, PA 19182-8702

AMOUNT
ENCLOSED \$

CITY OF VANDALIA
CORPORATE ACCOUNT
ATTN BRIDGETTE LEITNER
333 JAMES BOHANAN DR # 3
VANDALIA OH 45377-2319

**N0000001

MAIL
FEB 24 2025

City of Vandalia

7740448070403330000019003327340500322739053

Please tear payment coupon at perforation.

STATEMENT MESSAGES

Your total finance charge paid for 2024 was \$0.00.

CORPORATE ACCOUNT SUMMARY

CORPORATE ACCOUNT NUMBER
XXXXXX0333000001

CLOSING DATE 02-12-25
PAYMENT DUE DATE 02-19-25
CREDIT LIMIT 450,000
AVAILABLE CREDIT 416,726

PREVIOUS BALANCE 20,044.28
PURCHASES AND OTHER CHARGES 34,050.81
CASH ADVANCES .00
CREDITS 776.91
PAYMENTS 20,044.28-

CUSTOMER SERVICE AND LOST CARD REPORTING
Inside U.S. 1-800-685-4039
Outside U.S. 1-706-644-3224

LATE PAYMENT CHARGES .00
CASH ADVANCE FEE .00
FINANCE CHARGES .00

SEND BILLING INQUIRIES TO:
PNC BANK
PO BOX 828702
PHILADELPHIA PA 19182-8702

NEW BALANCE 33,273.90
TOTAL PAYMENT DUE 33,273.90
DISPUTED AMOUNT .00



00
19406RAL - 000001 - 0002 - 0008 - 2

ACCT. NUMBER: XXXX XX03 3300 0001

CREDIT LIMIT	450,000.00	CASH ADVANCE BALANCE	.00
CURRENT BALANCE	33,273.90	MINIMUM PAYMENT DUE	33,273.90
AVAILABLE CREDIT	416,726.10	PAYMENT DUE DATE	02-19-25

CORPORATE ACCOUNT ACTIVITY

CITY OF VANDALIA
XXXX-XX03-3300-0001

TOTAL CORPORATE ACTIVITY
\$20,044.28 CR

Post Date	Trans Date	Reference Number	Transaction Description	Amount
01-20	01-20		AUTO PAYMENT DEDUCTION	20,044.28 CR

INDIVIDUAL CARDHOLDER ACTIVITY

KRISTEN M CARNES
XXXX-XX03-3300-0084

CREDITS	PURCHASES	CASH ADV	TOTAL ACTIVITY
\$0.00	\$115.82	\$0.00	\$115.82

Post Date	Trans Date	Reference Number	Transaction Description	Amount
01-24	01-23	24011345023000022325758	AMAZON RETA* ZGSJ380M1 WWW.AMAZON.CO WA	17.48
01-24	01-23	24692165023102080255673	AMAZON MKTPL*2C1NQGQ22 AMZN.COM/BILL WA	98.36

MARTY C SZTURM
XXXX-XX03-3300-0175

CREDITS	PURCHASES	CASH ADV	TOTAL ACTIVITY
\$0.00	\$475.00	\$0.00	\$475.00

Post Date	Trans Date	Reference Number	Transaction Description	Amount
01-17	01-17	24793385017001317245063	CENTRAL OHIO GCSA POWELL OH	100.00
02-05	02-04	24601975036234226087548	OHIO TURFGRASS FOUNDATIO 614-285-4883 OH	125.00
02-05	02-03	24801975035233245377478	OHIO TURFGRASS FOUNDATIO 614-285-4883 OH	250.00

JERROD M HILL
XXXX-XX03-3300-0191

CREDITS	PURCHASES	CASH ADV	TOTAL ACTIVITY
\$0.00	\$855.80	\$0.00	\$855.80

Post Date	Trans Date	Reference Number	Transaction Description	Amount
01-28	01-27	24795425026730280187721	GRAINGER 800-4724843 IL	154.29
01-29	01-27	2469235026900012537680	NORTH DIXIE HARDWARE DAYTON OH	16.17
01-31	01-30	24692165030104970880142	LOWES #00781* HUBER HEIGHTS OH	128.36
02-04	02-03	24692165035108771402553	THE MIAMI PRODUCTS & C DAYTON OH	188.00
02-10	02-07	24231685039237208073488	HARBOR FREIGHT TOOLS 125 DAYTON OH	128.95
02-10	02-07	24435655038058311010292	FERGUSON ENT #1038 DAYTON OH	239.03

DARREN DAVEY
XXXX-XX03-3300-0415

CREDITS	PURCHASES	CASH ADV	TOTAL ACTIVITY
\$540.07	\$1,170.98	\$0.00	\$630.91

Post Date	Trans Date	Reference Number	Transaction Description	Amount
01-14	01-13	24430895013211650495888	MSFT * E0200UQ36X MSBILL.INFO WA	360.00
01-14	01-13	24430895013211650495998	MSFT * E0200UQ3JP MSBILL.INFO WA	360.00
01-15	01-14	74692165014104828774203	AMAZON MKTPLACE PMTS AMZN.COM/BILL WA	189.89 CR
01-24	01-24	24692165024102338831240	AMAZON MKTPL*2G78X3LF1 AMZN.COM/BILL WA	63.70
01-27	01-26	74692165026101211526073	AMAZON MKTPLACE PMTS AMZN.COM/BILL WA	170.04 CR
01-27	01-26	74692165026101248209574	AMAZON MKTPLACE PMTS AMZN.COM/BILL WA	170.04 CR
01-28	01-27	24011345027500073014593	ZOOM.COM 888-799-8888 ZOOM.US CA	319.80
02-12	02-11	24692165042105234865850	AMAZON MKTPL*N03Y36DG3 AMZN.COM/BILL WA	67.48

BRYAN FINE
XXXX-XX03-3300-0662

CREDITS	PURCHASES	CASH ADV	TOTAL ACTIVITY
\$0.00	\$1,386.68	\$0.00	\$1,386.68

Post Date	Trans Date	Reference Number	Transaction Description	Amount
-----------	------------	------------------	-------------------------	--------



1940BRAL - 000001 - 0003 - 0008 - 2

ACCT: NUMBER: XXXX XX03 3300 0001

CREDIT LIMIT	450,000.00	CASH ADVANCE BALANCE	.00
CURRENT BALANCE	33,273.90	MINIMUM PAYMENT DUE	33,273.90
AVAILABLE CREDIT	416,726.10	PAYMENT DUE DATE	02-19-25

INDIVIDUAL CARDHOLDER ACTIVITY

01-18	01-14	24639235015900011248880	NORTH DIXIE HARDWARE DAYTON OH	9.64
01-17	01-18	24744565017240000007572	M.A.S.A. / SPORTSADVANTAG 612-6342100 IN	1,388.78
01-27	01-23	24639235024900012155309	NORTH DIXIE HARDWARE DAYTON OH	8.24

EMILY HUWER	CREDITS	PURCHASES	CASH ADV	TOTAL ACTIVITY
XXXX-XX95-8018-3810	\$0.00	\$148.74	\$0.00	\$148.74

Post Date	Trans Date	Reference Number	Transaction Description	Amount
01-27	01-24	24154075024105441515999	STAPLS7650356539000001 877-8267755 MI	118.79
02-03	01-31	24000775031500024962887	CC* CRUMBL TROY CRUMBLCOOKIES UT	21.97
02-07	02-06	24000775037500021715996	CC* CRUMBL TROY CRUMBLCOOKIES UT	7.88

RUDY WELLS	CREDITS	PURCHASES	CASH ADV	TOTAL ACTIVITY
XXXX-XX95-8022-0802	\$0.00	\$3,755.87	\$0.00	\$3,755.87

Post Date	Trans Date	Reference Number	Transaction Description	Amount
01-16	01-15	24492165015000010888278	CENTURION WWW.CENTURION OH	1,550.00
01-23	01-22	24394695022018016908589	DAYTON RELIABLE AIR FILT 937-2934811 OH	882.72
01-23	01-22	24394695022018016908577	DAYTON RELIABLE AIR FILT 937-2934811 OH	1,013.08
01-24	01-23	24394695023018016388379	DAYTON RELIABLE AIR FILT 937-2934811 OH	330.07

ALICIA MCCracken	CREDITS	PURCHASES	CASH ADV	TOTAL ACTIVITY
XXXX-XX95-8023-9349	\$0.00	\$1,360.58	\$0.00	\$1,360.58

Post Date	Trans Date	Reference Number	Transaction Description	Amount
01-17	01-16	24039645017215110518323	NRPA OPERATING 709-858-2183 VA	70.00
01-20	01-18	2469216501810774358821	AMAZON MKTPL*ZG1L587M2 AMZN.COM/BILL WA	725.00
01-23	01-23	24692165023101556487694	AMAZON.COM*Z585L5YF1 AMZN.COM/BILL WA	65.96
01-27	01-25	24692165025100442808553	AMAZON MKTPL*ZC2YH4U52 AMZN.COM/BILL WA	18.99
01-31	01-30	24011345030000021129432	AMAZON MARK* ZC5DQ3T71 HTTPSAMAZON.C WA	85.94
02-06	02-05	24692165036100028939811	AMZN MKTP US*Z74LK6850 AMZN.COM/BILL WA	291.90
02-07	02-06	24692165037100838105170	AMAZON MKTPL*Z71285SL0 AMZN.COM/BILL WA	44.79
02-11	02-10	24116415041714405919596	PICKLEBALL CENTRAL 253-854-0163 WA	59.98

ROB CRON	CREDITS	PURCHASES	CASH ADV	TOTAL ACTIVITY
XXXX-XX95-8028-2299	\$0.00	\$455.00	\$0.00	\$455.00

Post Date	Trans Date	Reference Number	Transaction Description	Amount
01-15	01-14	24011345014500035289871	CVENT* THE OHIO STATE CVENT.COM VA	275.00
01-17	01-16	24482165017500004811523	WWW.OCMAOHIO.ORG WWW.OCMAOHIO. OH	180.00

KURT ALTHOUSE	CREDITS	PURCHASES	CASH ADV	TOTAL ACTIVITY
XXXX-XX95-8030-8130	\$185.00	\$580.00	\$0.00	\$375.00

Post Date	Trans Date	Reference Number	Transaction Description	Amount
01-23	01-22	24492165023500007748625	WWW.OCMAOHIO.ORG WWW.OCMAOHIO. OH	90.00
01-23	01-22	24905415022220047213213	BWY*FBINAA NATL OFFICE 703-6321935 VA	125.00
01-27	01-23	74445005024400185158541	SAMS CLUB #6380 DAYTON OH	185.00 CR
01-27	01-25	24793385026001340440051	DAYTON DEVELOPMENT COA DAYTON OH	65.00
02-05	02-04	24492165035500023474392	DAYCHAMBER* OH WWW.DAYTONCHA OH	65.00
02-11	02-10	24011345042500000876838	CVENT* THE OHIO STATE CVENT.COM VA	215.00



19408PAL - 000001 - 0004 - 0008 - 2

ACCT. NUMBER: XXXX XX03 3300 0001

CREDIT LIMIT	450,000.00	CASH ADVANCE BALANCE	.00
CURRENT BALANCE	33,273.90	MINIMUM PAYMENT DUE	33,273.90
AVAILABLE CREDIT	416,726.10	PAYMENT DUE DATE	02-19-25

INDIVIDUAL CARDHOLDER ACTIVITY

BENJAMIN LICKLITER	CREDITS	PURCHASES	CASH ADV	TOTAL ACTIVITY
XXXX-XX95-8035-8938	\$0.00	\$373.73	\$0.00	\$373.73

Post Date	Trans Date	Reference Number	Transaction Description	Amount
01-30	01-29	24445005030000970442675	VCN*PUBLICHEALDAYTONMONEH 866-255-1857 OH	182.88
02-04	02-03	24806415034221054648390	WEB*REGISTERWEBSITE 800-8999723 FL	190.85

STEPHEN MILLIKEN	CREDITS	PURCHASES	CASH ADV	TOTAL ACTIVITY
XXXX-XX95-8038-1729	\$0.00	\$315.50	\$0.00	\$315.50

Post Date	Trans Date	Reference Number	Transaction Description	Amount
01-20	01-17	24226385018006048012892	SAMS CLUB#6380 DAYTON OH	315.50

AARON MESSENGER	CREDITS	PURCHASES	CASH ADV	TOTAL ACTIVITY
XXXX-XX95-8042-1046	\$51.84	\$4,607.97	\$0.00	\$4,558.13

Post Date	Trans Date	Reference Number	Transaction Description	Amount
01-16	01-16	24692165016105729326101	AMAZON MKTPL*Z54L90H40 AMZN.COM/BILL WA	11.87
01-20	01-18	24692165018107482701262	AMAZON MKTPL*Z57WV8JX1 AMZN.COM/BILL WA	15.83
01-20	01-17	24692165017106690530108	AMZN MKTP US*ZG1BBQ32 AMZN.COM/BILL WA	31.83
01-20	01-17	24793385017000408750047	WP*GOVTECH INNOVATORS FOWLerville MI	78.88
01-20	01-17	24692165017107050807971	AMZN MKTP US*Z51MJ27QD AMZN.COM/BILL WA	113.88
01-23	01-22	24692165022100892236411	AMAZON.COM*ZG6GN05K0 AMZN.COM/BILL WA	58.98
01-24	01-23	24692165023102172466204	AMAZON MKTPL*ZG8022481 AMZN.COM/BILL WA	89.88
01-24	01-23	24692165023102175489708	AMAZON MKTPL*ZG02174M1 AMZN.COM/BILL WA	90.46
01-24	01-23	24692165023101903804121	AMZN MKTP US*ZG2CX6OJ1 AMZN.COM/BILL WA	145.85
01-24	01-23	24692165024102406037531	AMAZON.COM*ZG0YX7ZG1 AMZN.COM/BILL WA	159.88
01-24	01-23	24692165023102189112874	4IMPRINT, INC 4IMPRINT.COM WI	1,477.98
01-28	01-27	24055235027225492332117	WRISTCO 262-754-5885 WI	252.35
01-29	01-28	24692165028103327795724	AMAZON MKTPL*ZC81W7VD0 AMZN.COM/BILL WA	9.89
01-29	01-29	24692165029103550626405	AMAZON MKTPL*Z75B82GX2 AMZN.COM/BILL WA	20.48
02-03	01-31	24692165031105722580285	AMAZON MKTPL*Z72KR7K02 AMZN.COM/BILL WA	74.48
02-04	02-02	24325455034900010614506	KALAHARI RESORT- OH SANDUSKY OH	308.80
			RKUS4M1WJ ARRIVAL: 02-02-25	
02-04	02-02	24325455034900010614845	KALAHARI RESORT- OH SANDUSKY OH	308.80
			R1PDSPEKX ARRIVAL: 02-02-25	
02-05	02-03	24325455035900012023598	KALAHARI RESTAURANT-OH 419-4337200 OH	24.55
02-05	02-03	24325455035900012134312	KALAHARI RESTAURANT-OH SANDUSKY OH	48.00
02-10	02-07	74325455040900011214940	KALAHARI RESORT- OH 419-4337200 OH	25.82 CR
02-10	02-07	74325455040900011248442	KALAHARI RESORT- OH 419-4337200 OH	25.82 CR
02-10	02-09	24692165040103800157034	AMAZON MKTPL*LA5YKSV23 AMZN.COM/BILL WA	12.89
02-10	02-08	24692165039102808944121	AMAZON MKTPL*9T1PV2Y63 AMZN.COM/BILL WA	28.88
02-10	02-07	24692165038101575218488	AMZN MKTP US*Z774Y4U80 AMZN.COM/BILL WA	67.23
02-11	02-10	24482165042500008048327	TINYDANCERLLC PAULETTESPRIN OH	1,200.00

MICHAEL SKAGGS	CREDITS	PURCHASES	CASH ADV	TOTAL ACTIVITY
XXXX-XX95-8044-2117	\$0.00	\$110.59	\$0.00	\$110.59

Post Date	Trans Date	Reference Number	Transaction Description	Amount
02-11	02-10	24323005041104957212059	RODOC LEASING SALES & SE DAYTON OH	110.59

CANDICE JACOBS	CREDITS	PURCHASES	CASH ADV	TOTAL ACTIVITY
XXXX-XX95-8045-1209	\$0.00	\$1,988.15	\$0.00	\$1,988.15

Post Date	Trans Date	Reference Number	Transaction Description	Amount
01-16	01-15	2471058015280157971491	CINTAS CORP 872-9987900 OH	41.15



ACCT. NUMBER: XXXX XX03 3300 0001

CREDIT LIMIT	450,000.00	CASH ADVANCE BALANCE	.00
CURRENT BALANCE	33,273.90	MINIMUM PAYMENT DUE	33,273.90
AVAILABLE CREDIT	416,726.10	PAYMENT DUE DATE	02-19-25

INDIVIDUAL CARDHOLDER ACTIVITY

01-20	01-17	24717055017260171589798	CINTAS CORP 972-9987900 OH	35.00
01-23	01-22	24717055022170222464250	CINTAS CORP 972-9987900 OH	35.00
01-27	01-24	24717055024270241980781	CINTAS CORP 972-9987900 OH	35.00
01-30	01-29	24717055028170237155745	CINTAS CORP 972-9987900 OH	41.15
01-31	01-29	2469216503010495884551	SQ *CARDINAL DESIGNS GOSQ.COM OH	78.59
02-03	01-31	24717055031270315377881	CINTAS CORP 972-9987900 OH	35.00
02-03	01-30	24275045031017028404861	JJS TECHNICAL SERVICES 866-455-7832 IL	827.88
02-04	02-03	24015145035051828112724	AMERICAN HEART SHOPCPR 888-242-8883 TX	680.00
02-05	02-04	24692165035109115823348	SPECTRUM 855-707-7328 MO	26.58
02-06	02-05	24717055036170385841473	CINTAS CORP 972-9987900 OH	35.00

CHRISTINE BUDICH	CREDITS	PURCHASES	CASH ADV	TOTAL ACTIVITY
XXXX-XX95-8050-5970	\$0.00	\$292.90	\$0.00	\$292.90

Post Date	Trans Date	Reference Number	Transaction Description	Amount
02-03	01-31	24692165031105731398358	AMZN MKTP US*ZC7GV9H10 AMZN.COM/BILL WA	16.79
02-03	02-02	24011345033500070140830	AMAZON RETA* ZC4FK4DB1 WWW.AMAZON.CO WA	30.54
02-03	02-02	24692166033107473837084	AMAZON MKTPL*ZC0LK1SF1 AMZN.COM/BILL WA	58.58
02-04	02-04	24011345035000000387594	AMAZON RETA* ZC3YB2Y51 WWW.AMAZON.CO WA	149.00
02-07	02-06	24692165037100809470932	AMAZON MKTPL*Z72U332F0 AMZN.COM/BILL WA	27.89

ANGELA SWARTZ	CREDITS	PURCHASES	CASH ADV	TOTAL ACTIVITY
XXXX-XX95-8051-0392	\$0.00	\$200.00	\$0.00	\$200.00

Post Date	Trans Date	Reference Number	Transaction Description	Amount
02-04	02-03	24084865095500001821421	XERCES SOCIETY, INC BEECITYUSA.OR OR	200.00

KENNETH JACOB HAYSLETT	CREDITS	PURCHASES	CASH ADV	TOTAL ACTIVITY
XXXX-XX95-8052-4823	\$0.00	\$120.40	\$0.00	\$120.40

Post Date	Trans Date	Reference Number	Transaction Description	Amount
01-23	01-22	24164075022089222815147	FEDEX OFFIC24900024943 DAYTON OH	96.24
01-24	01-23	24445715023300536581767	KROGER #747 VANDALIA OH	24.16

JOMEIRE CABONCE	CREDITS	PURCHASES	CASH ADV	TOTAL ACTIVITY
XXXX-XX95-8053-2719	\$0.00	\$2,395.03	\$0.00	\$2,395.03

Post Date	Trans Date	Reference Number	Transaction Description	Amount
01-15	01-13	24251385014030042351387	WAGONER POWER EQUIPMENT ENGLEWOOD OH	1.49
01-15	01-13	24251385014030042351389	WAGONER POWER EQUIPMENT ENGLEWOOD OH	33.48
01-17	01-15	24251385016030047512926	WAGONER POWER EQUIPMENT ENGLEWOOD OH	19.98
01-20	01-17	24431055017094015172544	NAPA STORE 0277084 VANDALIA OH	61.87
01-23	01-22	24431055022096132139051	NAPA STORE 0277084 VANDALIA OH	7.99
01-23	01-22	24488185023000000937937	AMERICAN DRIVELINE AND CL DAYTON OH	217.95
01-24	01-23	24431055023096581145285	NAPA STORE 0277084 VANDALIA OH	5.27
01-28	01-27	24431055027098273145736	NAPA STORE 0277084 VANDALIA OH	24.50
01-29	01-28	24431055028098733143916	NAPA STORE 0277084 VANDALIA OH	12.99
01-29	01-27	24071055028939132134844	POWER EQUIPMENT SOLUTI VANDALIA OH	86.05
01-30	01-29	24431055029509184145094	NAPA STORE 0277084 VANDALIA OH	31.95
01-30	01-28	24532895029506003154280	PARKERSTORE TRIAD TECHNOL VANDALIA OH	85.34
02-03	01-31	24431055031100116154331	NAPA STORE 0277084 VANDALIA OH	25.92
02-04	02-03	24087205034303191001089	KOENIG EQUIPMENT TIPP CIT TIPP CITY OH	1,147.00
02-05	02-05	24431055037144652456059	HUBER HEIGHTS RURAL KING HUBER HEIGHTS OH	163.92
02-07	02-06	24087205037306191002688	KOENIG EQUIPMENT TIPP CIT TIPP CITY OH	300.16
02-12	02-11	24087205042311191201165	KOENIG EQUIPMENT TIPP CIT TIPP CITY OH	169.56



ACCT. NUMBER: XXXX XX03 3300 0001

CREDIT LIMIT	450,000.00	CASH ADVANCE BALANCE	.00
CURRENT BALANCE	33,273.90	MINIMUM PAYMENT DUE	33,273.90
AVAILABLE CREDIT	416,726.10	PAYMENT DUE DATE	02-19-25

INDIVIDUAL CARDHOLDER ACTIVITY

BENJAMIN BORTON
XXXX-XX95-6056-3003

CREDITS	PURCHASES	CASH ADV	TOTAL ACTIVITY
\$0.00	\$1,120.90	\$0.00	\$1,120.90

Post Date	Trans Date	Reference Number	Transaction Description	Amount
01-16	01-14	24445005015300583352488	8283 OH EPA SERVICE FEE 614-644-2347 OH	20.90
01-16	01-14	24445005015300583352653	8285 OH EPA STORM ADF 614-644-2347 OH	1,100.00

SCOTT JACOBS
XXXX-XX95-6056-3011

CREDITS	PURCHASES	CASH ADV	TOTAL ACTIVITY
\$0.00	\$279.85	\$0.00	\$279.85

Post Date	Trans Date	Reference Number	Transaction Description	Amount
02-06	02-04	24202865038030033641450	IAA 410-451-3473 MD	123.00
02-07	02-06	24036285037714772247737	EB *FIRE SYSTEMS CLASS 801-413-7200 CA	33.85
02-10	02-06	24202865038030035745158	IAA 410-451-3473 MD	123.00

LEANN HANF
XXXX-XX95-6101-3388

CREDITS	PURCHASES	CASH ADV	TOTAL ACTIVITY
\$0.00	\$4,263.76	\$0.00	\$4,263.76

Post Date	Trans Date	Reference Number	Transaction Description	Amount
01-15	01-14	24137485014500887383873	TST* RI RA IRISH PUB - CH CHARLOTTE NC	38.31
01-15	01-14	24682165015104924357582	TST*THE BELLA CIAO CHARLOTTE NC	39.60
01-17	01-17	24036285017718634376380	UBER *TRIP HELP.UBER.COM CA	5.00
01-17	01-17	24036285017744634032914	UBER *TRIP HELP.UBER.COM CA	8.28
01-17	01-16	24682165017106896437680	TST*THE LOCAL CHARLOTTE NC	20.76
01-17	01-16	24011345016500033310597	DD *DOORDASH THEBELLAC DOORDASH.COM CA	36.82
01-17	01-16	24943005016132382010371	SULLIVANS 8582 704-335-8228 NC	38.47
01-20	01-17	24036285017712729508825	UBER *TRIP HELP.UBER.COM CA	5.00
01-20	01-17	24682165018107760262138	2091-CLT CNBC EXPRESS CHARLOTTE NC	9.87
01-20	01-17	24682165018107742768806	COMMONSPACE COFFEE AND CHARLOTTE NC	10.59
01-20	01-17	24003415019900015280158	BOJANGLES 1020 704-5236805 NC	18.42
01-20	01-17	24036285017712729388145	UBER *TRIP HELP.UBER.COM CA	19.65
01-20	01-17	24682165018108124676474	SPRINGHILL SUITES CHAR CHARLOTTE NC	1,089.10
			99542 ARRIVAL: 01-12-25	
01-23	01-22	24801875022220497004053	JIM'S DONUTS VANDALIA OH	30.00
01-24	01-23	24247605023300596872412	PRO-WARE 402-881-8800 NE	199.00
01-24	01-23	24247605023300596872339	PRO-WARE 402-881-8800 NE	499.00
01-28	01-27	24717055026870281837056	DELTA AIR SEAT FEES 800-2211212 CA	9.99
			HANF/LEANN NICO	
01-28	01-27	24717055026870281837072	DELTA AIR SEAT FEES 800-2211212 CA	9.99
			HANF/LEANN NICO	
01-28	01-27	24717055026870281837064	DELTA AIR SEAT FEES 800-2211212 CA	79.99
			HANF/LEANN NICO	
01-28	01-27	24717055026870281837049	DELTA AIR 0082301803489 800-2211212 CA	711.37
			HANF/LEANN NICO	
01-28	01-27	2403595027138874188725	CVG DL K ATL DL K LAS DL L ATL DL L CVG	1,051.36
			AMERICAN AIR0012209593521 FORT WORTH TX	
			HANF/LEANN	
02-12	02-11	24431055042104800170105	DAY AA G ORD AA G PDX AA H ORD	337.08
			PEOPLEFACTS 800-822-5795 AZ	

SARA MOYER
XXXX-XX95-6102-2140

CREDITS	PURCHASES	CASH ADV	TOTAL ACTIVITY
\$0.00	\$1,803.42	\$0.00	\$1,803.42

Post Date	Trans Date	Reference Number	Transaction Description	Amount
01-14	01-14	24011345014000029592342	AMAZON MARK* Z52ZF6AX0 HTTPSAMAZON.C WA	19.99
01-14	01-13	24906415013219308258314	PY *LEARNING TREE FARM 937-8688650 OH	70.00



ACCT. NUMBER: XXXX XX03 3300 0001

CREDIT LIMIT	450,000.00	CASH ADVANCE BALANCE	.00
CURRENT BALANCE	33,273.90	MINIMUM PAYMENT DUE	33,273.90
AVAILABLE CREDIT	416,726.10	PAYMENT DUE DATE	02-19-25

INDIVIDUAL CARDHOLDER ACTIVITY

01-20	01-18	24226385019008086387928	WAL-MART #2124 DAYTON OH	15.59
01-21	01-20	24435855021053832872527	CINTI ZOO ONGROUNDS 5132514700 OH	500.00
01-23	01-22	24765015022220612207945	ME-WEST CHESTER-SERTIFI 513-777-1700 OH	648.38
01-27	01-24	24682185024102730867744	SQ *EAT PRETTY DARLING LL GOSQ.COM OH	120.00
01-28	01-27	24692165027102315348364	SQ *EAT PRETTY DARLING LL GOSQ.COM OH	80.00
01-28	01-27	244310850271388912114983	TG WEST CHESTER 031-3 214-341-9600 OH	300.00
02-10	02-07	24445005039500791818598	DOMINO'S 2359 937-260-4255 OH	49.46

DEBORAH WRIGHT	CREDITS	PURCHASES	CASH ADV	TOTAL ACTIVITY
XXXX-XX95-6102-2157	\$0.00	\$803.37	\$0.00	\$803.37

Post Date	Trans Date	Reference Number	Transaction Description	Amount
01-20	01-18	24682185018107682554800	STAMPS.COM 855-808-2877 TX	19.99
01-30	01-29	24445005030600162730080	USPS STAMPS ENDICIA 888-434-0055 DC	163.81
02-08	02-04	24325455038900019045183	KALAHARI RESORT- OH - ECO 808-2545488 OH	129.00
02-10	02-08	24682165040103447277912	COURTYARD BY MARRIOTT MYRTLE BEACH SC	145.77
			JS JE ARRIVAL: 02-08-25	
02-12	02-11	24445005042300544715671	OHIO NOTARY COMMISSION 614-488-1309 OH	15.00
02-12	02-11	24183105042800019753083	OHIO NOTARY SERVICES LLC 330-2535007 OH	130.00

ACCOUNTS PAYABLE	CREDITS	PURCHASES	CASH ADV	TOTAL ACTIVITY
XXXX-XX99-0015-9837	\$0.00	\$381.92	\$0.00	\$381.92

Post Date	Trans Date	Reference Number	Transaction Description	Amount
01-18	01-15	24137465015200242907766	USPS PO BOXES ONLINE 800-344-7778 DC	400.00
01-27	01-23	24226385024006223724107	SAMSCLUB.COM 888-748-7726 AR	17.02
02-03	02-01	24184075033105441337070	STAPLS7659518684000001 877-8267755 MI	424.90
02-06	02-03	24226385035006547113980	SAMS CLUB RENEWAL 888-748-7728 AR	140.00

ANDREW CHRISTIAN	CREDITS	PURCHASES	CASH ADV	TOTAL ACTIVITY
XXXX-XX99-0018-8893	\$0.00	\$225.20	\$0.00	\$225.20

Post Date	Trans Date	Reference Number	Transaction Description	Amount
01-24	01-22	24639235023900012054382	NORTH DIXIE HARDWARE DAYTON OH	143.05
01-31	01-29	24137465030100308808081	MENARDS TIPP CITY OH TIPP CITY OH	82.15

STEVEN A CLARK	CREDITS	PURCHASES	CASH ADV	TOTAL ACTIVITY
XXXX-XX99-0022-6766	\$0.00	\$245.00	\$0.00	\$245.00

Post Date	Trans Date	Reference Number	Transaction Description	Amount
02-10	02-09	24908415040221546229005	EIG*CONSTANTCONTACT.COM 855-2295508 MA	245.00

BENJAMIN WALKER	CREDITS	PURCHASES	CASH ADV	TOTAL ACTIVITY
XXXX-XX99-0023-7680	\$0.00	\$269.00	\$0.00	\$269.00

Post Date	Trans Date	Reference Number	Transaction Description	Amount
01-31	01-30	24445005030300580126007	OHIO BUSINESS FILING 614-486-0180 OH	99.00
02-03	01-31	24036285031742862390816	EB *RESPONDERS IN FAIT 801-413-7200 CA	50.00
02-08	02-05	24011345036500066478398	CANVA* ID4418-47479513 CANVA.COM DE	120.00

CHAD H FOLLIK	CREDITS	PURCHASES	CASH ADV	TOTAL ACTIVITY
XXXX-XX99-0024-0759	\$0.00	\$2,387.54	\$0.00	\$2,387.54

Post Date	Trans Date	Reference Number	Transaction Description	Amount
-----------	------------	------------------	-------------------------	--------



00
19408RAL - 000001 - 0006 - 0008 - 2

ACCT. NUMBER: XXXX XX03 3300 0001

CREDIT LIMIT	450,000.00	CASH ADVANCE BALANCE	.00
CURRENT BALANCE	33,273.90	MINIMUM PAYMENT DUE	33,273.90
AVAILABLE CREDIT	416,726.10	PAYMENT DUE DATE	02-19-25

INDIVIDUAL CARDHOLDER ACTIVITY

01-14	01-13	24445005014600153512697	84-LUMBER #0315 DAYTON OH	199.54
02-04	02-03	24611345035560011143738	SP TAYLORSTINS TAYLORSTINS.C MO	1,588.00
02-12	02-11	24765015043241257023810	CAMPUS FIRE SAFETY.COM 800-771-3403 OH	580.00

BRANDON SUCHER	CREDITS	PURCHASES	CASH ADV	TOTAL ACTIVITY
XXXX-XX99-0029-2206	\$0.00	\$1,204.15	\$0.00	\$1,204.15

Post Date	Trans Date	Reference Number	Transaction Description	Amount
02-10	02-07	24755425039180390899768	WESTIN CLEVELAND 218-7717700 OH 870790 ARRIVAL: 02-02-25	270.00
02-10	02-07	24755425039180390898412	WESTIN CLEVELAND 218-7717700 OH 870790 ARRIVAL: 02-02-25	934.16