Vandalia ohio
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AGENDA

August 18, 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. Special Council Meeting Minutes: June 2, 2025

   B. Council Study Session Meeting Minutes: June 16, 2025

   C. Council Meeting Minutes: June 16, 2025

   D. Special Council Meeting Minutes: July 7, 2025

   E. Council Retreat Minutes: July 7, 2025

5. Communications, Petitions and Awards

   A. **Introduction & Oath of Office: Police Captain Brian Krimm**
   Mr. Althouse will introduce and administer the Oath of Office to Police Captain Brian Krimm who was promoted on July 28, 2025.

   B. **Introduction & Oath of Office: Police Sergeant Jerrod Fraley**
   Mr. Althouse will introduce and administer the Oath of Office to Police Sergeant Jerrod Fraley who was promoted July 28, 2025.

   C. **Introduction & Oath of Office: Police Sergeant Nelson Clymer**
   Mr. Althouse will introduce and administer the Oath of Office to Police Sergeant Nelson Clymer who was promoted July 28, 2025.

6. Public Hearing

7. Comments from Interested Citizens

8. City Manager's Report

A. Information Items

1. **City Office Closed**
Vandalia City offices will be closed on Monday, September 1 for Labor Day. The Recreation Center will be open from 7:00 a.m. to Noon for the fitness area, gymnasium and track only.

The first Council meeting in September will be on **Tuesday, September 2, 2025, at 7:00 p.m.** The Study Session will tentatively begin at 5:30 p.m.

B. Action Items

1. **Boards and Commissions Appointment**
Enclosed is the application of Rodney Reeder who is requesting appointment to the Vandalia Bicycle Committee.

9. Old Business

10. Resolutions

A. **25-R-35** A Resolution To Enter Into A Cost Sharing Agreement With Montgomery County For Construction Phase Of Improvements For The Dayton International Airport Northeast Logistics Access Project

B. **25-R-36** A Resolution Awarding The Bid And Authorizing The Purchase Of Three 2026 Ford Utility Patrol Vehicles Requested By The Division Of Police From Beau Townsend Ford In The Amount Of $147,000 As The Lowest And Best Bid And Declaring Three Existing Patrol Vehicles Being Replaced Surplus Property

11. Ordinances - First Reading

A. **25-17** An Ordinance Repealing And Replacing In Its Entirety Chapter 1044 Of The Vandalia Codified Ordinances Titled "Sewers Generally"

B. **25-18** An Ordinance Approving A Pud Major Amendment And Revised Preliminary Plan For Subarea B Of The Redwood Vandalia Development, Owned By Redwood Vandalia, In The Planned Unit Development District PC

C. **25-19** An Ordinance Approving A Planned Unit Development Preliminary Development Plan And Associated Zoning Map Change For Land Generally Located At 600 Corporate Center Drive

D. **25-20** An Ordinance Rezoning 5.219 Acres Of Land Located At 3675 Wyse Road

From Office / Industrial Park (O/Ip) To Highway Business (Hb) And Industrial (I) And Amending The Zoning Map Of The City

12. Ordinances - Second Reading

    A. **25-16** An Ordinance Amending Chapter 1040, Water And Sewer Tap Section 1040.02 Permit And Entry Fees Of The Vandalia Codified Ordinances By Adding A New Schedule Of Fees For A Capacity Fee To Be Collected On Behalf Of Tri Cities Wastewater Authority

13. Ordinances – Emergency

14. Reports from Boards and Commissions

    A. Civil Service Commission Meeting Minutes: May 20, 2025

15. July 2025 Bill Listing $4,539,195.02 Monthly Expenses over $25,000 and Monthly Purchasing Card Detail in the amount of $26,128.52.

    A. July 2025 Bill Listing and Expenses over $25,000

    B. July 2025 Purchasing Card Detail

16. Council Comments

17. Executive Session

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 pratices.

Trust and Confidence
Transparent government to empower stakeholder engagement.

Sharpen the Saw
Refining practices and leverage technology to improve customer service.

The Council of the City of Vandalia Special Meeting Minutes

June 2, 2025

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

COUNCIL MEMBERS ABSENT: Mayor Herbst.

OTHERS PRESENT: Jerry McDonald, Kurt Althouse, Angela Swartz, Darren Davey, Greg Enslen, Barbara Spurgeon, Jim and Mary Rathburn, Phyllis White, Donna Plant, Kate Flinn, Jane and Denny Corman, Shari Coover, Alex Gunter-Dray, Russell Muntz, Jeff Hoagland, Gloria Shanahan, Jennifer Hoagland, Tamela Weatherhead, Rober Shanahan Jr., Sharon Hamby, Keith Hamby, Leon Mable, Sharon Mable, Dave King, Stephanie King, Ed Burke, Kimberly Bish, Tanya Brown, Dave Arnold, Tracy and Lori Halsey, Deborah Ratcliff and Aaron Burke.

Vice Mayor Blakesly called the special council meeting of the Council of the City of Vandalia to order at 5:00 p.m. **Vice Mayor Blakesly** called upon the City Attorney, Mr. McDonald to explain to the audience the purpose of the meeting. **Mr. McDonald** advised the audience that this is a special Council meeting, which does not follow the same rules as a regular Council meeting and is for only the purpose that it was called, which is to discuss pending or imminent litigation. **Mr. McDonald** addressed the audience advising them there are two points of view on the referendum, noting the City has been threatened with litigation from one side and there is the potential for litigation from the other side. **Mr. McDonald** stated he is going to advise Council what has transpired and where the City stands. **Mr. McDonald** advised after the Executive Session, Council will reconvene to adjourn the meeting, with no action taken. **Mr. McDonald** advised it does not make sense to discuss litigation and litigation strategies at an open meeting with both sides knowing each other's strengths and weakness, which is why Council will enter into Executive Session. **Mr. McDonald** reiterated there would be no public comment tonight.

At 5:02 **Vice Mayor Blakesly** advised that it was recommended that Council enter into Executive Session to discuss with the City Attorney pending or imminent litigation. It was moved by Councilmember Follick, second by Councilmember Lewis to adjourn into Executive Session to discuss with the City Attorney pending or imminent litigation. All members present voted yes. Motion passed 6-0.

Executive Session adjourned at 6:11 p.m. **Vice Mayor Blakesly** advised Council has received the information they were looking for and no decision has been made, noting more information will be released tomorrow morning.

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The Council of the City of Vandalia Special Meeting Minutes

June 2, 2025

The Special meeting was adjourned at 6:11 p.m.

APPROVED:

_____
Michael Blakesly, Vice Mayor

ATTEST:

_____

Angela Swartz, Deputy Clerk of Council

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CITY OF VANDALIA
June 16, 2025
City Council
Study Session – 5:30 PM

CITY OF VANDALIA
Council Study Session Minutes
Municipal Building
333 Bohanan Drive
Monday, June 16, 2025
5:30 P.M.

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

Others Present: Jerry McDonald, Kurt Althouse, Angela Swartz, Rob Cron, Darren Davey, Mike Hammes, Ben Borton, Leann Hanf, Brandon Sucher, Chad Follick, Bridgette Leiter, Scott Jacobs, Alicia McCracken, James Carmen, Chris Mastrino, Robert Hussong, Larry Doogan, Barbara Spurgeon, Penny & Steve Baker, Alex Gonter-Dray, Keith Valiquette, Larry Sherman, Aaron Messenger, Peyton Manger, Tonya Hittner, Phyllis White, Brandon Kaiser, Lisa Stratton, Marcia & Paige Harsman, Al & Kay Tuttle, Kristin Cox, Patty Gomez, Mary Garger, Rudy Wells, Jeff Hoagland, Gloria Shanahan, Bob Shanahan, Ed Kelker, Stephanie King, David King, Kim Bish, Michael Bish, Amos Knipp, Tanya Brown, Mark Colling, Jim & Mary Rathburn and David Todd.

Mayor Herbst called the Study Session to order at 5:30 p.m.

Presentation

Division of Fire Update
Chief Follick presented the Division of Fire Update to Council. There were no further comments or questions from Council.

Monday, June 16, 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 was a brief discussion regarding the expiration of four Planning Commission the same year, with **Law Director McDonald** advising that under the City Charter, Planning Commission members are all appointed at once, Board of Zoning Appeals are appointed in staggered terms and Council members have staggered terms. There was a brief discussion regarding charter amendments, staggering the Planning Commission term appointments, due to having a quorum to conduct business. There were no further comments or questions from Council.

Resolution: Facilities Infrastructure Improvement Project Phase 2 Contract Amendment with ESG
Mr. Mastrino advised Council the Department of Engineering Services and Parks & Recreation Department recommended entering a Phase 2 contract amendment with Energy Systems Group, LLC of Newburgh, Indiana for the planning, design, engineering, and associated processes relating to Phase 2 in the Facilities Infrastructure Improvement Project. **Mr. Mastrino** advised the scope of work for this stage of the project includes the replacement of the Recreation Center Boilers. The scope of work for Phase 1 was completed with final acceptance in December 2024. **Mr. Mastrino** advised the Phase 2 work should be treated as a separate scope of work subject to the same contract terms and conditions as the Phase 1 work. We are requesting to waive the formal bidding process and enter a Phase 2

contract amendment with Energy Systems Group, LLC of Newburgh, Indiana in an amount of $206,393 for the planning, design and associated processes relating to Phase 2 of the Facilities Infrastructure Project. **Mr. Mastrino** advised a total of $90,000 was budgeted for this project and recommended the balance of funds come from the current capital budget balances. There was a brief discussion regarding the price increase. There were no further comments or questions from Council.

Monday, July 21, 2025

Ordinance: TCA Tap/Capacity Fee
Mr. Cron advised Council that Tri-Cities Wastewater Authority and the three member cities are considering a Capacity Fee implementation of new users of the sanitary sewer system to assist in offsetting the plant improvements costs for existing customers. **Mr. Cron** advised this fee would be paid by new residential and commercial customers at the time of connection. The fee would not affect existing residents and businesses that already have the service. There were no questions or comments from Council.

Discussion

TCA Contract with Veolia
Mr. Cron gave an update to Council on the contract discussions between Tri- Cities Wastewater Authority and Veolia. **Mr. Cron** advised Veolia provided plant operation services, by contract, since the plant has been in operation. In 2022 TCA entered a three-year contract with the option to extend two additional years in one-year increments and are currently in the first year of extension. During this current contract, there have been concerns with Veolia keeping up with the maintenance and capital improvements to keep the plant operating at its best service level. Some of these item's stem from long term deferral of required upkeep and maintenance of the plant. **Mr. Cron** advised through much deliberation and discussion by the technical committee, the finance committee, the board and TCA General Manager, Danny Knife, Veolia was notified at the May Board meeting that TCA would not be extending their contract beyond the end of 2025. The contract requires a 180 day notice to terminate or not extend. A formal notification was sent to Veolia following the board meeting. **Mr. Cron** advised the plan to move forward is to take over the operations of the plant and farm, in-house through TCA. Later this year, TCA will begin the recruitment of staff to take over operations January 1, 2026. There was a brief discussion regarding the deferred maintenance that will need to be done before the end of Veolia's contract in December. **Mr. Althouse** advised Council the TCA Board does not feel that Veolia was meeting the standards needed to maintain the equipment. **Mr. Cron** advised this is a good time to make the change during the updates to the plant while there is additional support from the design team and the contractor that will be working on the plant upgrade. **Mr. Cron** advised in the first couple years, there is a potential to see some additional costs to catch up on maintenance until the upgrade is completed. However, it is anticipated to see some significant savings (estimated $500,000/yr) in the long term in addition to having total control of the plant operations. **Mr. Cron** advised with these anticipated savings and additional revenue from the Capacity Fee; the TCA Finance Committee had determined that some of the additional rate increases to the cities could lessen. There was a brief discussion regarding the hiring and salaries in the estimated cost savings. There were no further comments or questions from Council.

BZA 25-0007 – 842 Donora Drive – Total Accessory Structure Area
Mr. Cron advised Council the Applicant, Steve Baker, has requested a variance to allow the construction of a 160 square foot shed. The total area of all accessory structures will exceed 4% of the total lot area and 40% of the principal building footprint. The maximum area to build on this lot is 301 square feet. The property includes an existing 672 square foot detached garage, along with a proposed 160 square foot shed, for a combined total of 832 square feet of accessory structures. On June 11, 2025, the Board of Zoning Appeals voted 4-0 to recommend approval.There were no questions or comments from Council.

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Electric & Gas Aggregation Program Update

Mr. Cron provided Council with an update on the Electric & Gas Aggregation programs, advising the Miami Valley Technology and Communications Group (MVTCG), formerly MVCC, represents twenty communities with efforts to secure the best rates for electric and natural gas delivery. At their last meeting, the group received an update from Palmer Energy on the preliminary pricing for electric aggregation. Two companies, Constellation and Dynegy, submitted pricing. Palmer Energy is currently evaluating the proposals and communicating with both companies to get us the best rate. A decision will be made in the third quarter of this year on which company has the most favorable offer beginning January 1, 2026. The current agreement with Dynegy will expire on December 31, 2025. **Mr. Cron** noted, as mentioned last month, Palmer Energy recommended that the group move forward with a gas aggregation agreement with Archer Energy at their 20-month fixed rate of $7.069 per MCF (thousand cubic feet). At their June 2nd meeting the group voted unanimously to enter into the agreement with Archer. This rate will take effect in October of this year and run through May of 2027. There was a brief discussion regarding communication sent to the residents to opt out if they choose, with **Mr. Cron** advising there will be information sent to residents with this information. There were no further comments or questions from Council.

Division of Fire Community Risk Assessment Action Plan

Chief Follick provided Council an overview of their analysis of the Community Risk Assessment completed in 2024, including how the document will be used to address adjustments to the Division of Fire's Capital Improvement and Strategic Plan. There were no questions or comments from Council.

Verizon Purchasing Agreement – Under $50k

Mr. Davey advised Council the City of Vandalia utilizes Verizon Wireless as the primary provider of cellular service, which includes cellular data connections for fire and police computers, city cellular phones, tablets, and wireless hot spots, totaling 65 lines of service. **Mr. Davey** advised to be eligible for government pricing, Verizon requires the city to sign a purchase order document that indicates our intent to purchase from the General Service Administration (GSA) contract. **Mr. Davey** advised the agreement is for an estimated cost and number of lines, which allows us to purchase services for an amount not to exceed those indicated on the funding document, which is $43,600 for a 12-month period. Our internal estimate is closer to $35,000, as our 2024 expenditures were $32,464.84. Given that the agreement falls under the $50,000 threshold and does not commit the city to spend the full amount, no formal council action is necessary. **Mr. Davey** recommended approval of the GSA-Multiple Award Schedule #47QTCA20D00B5 Purchase Order. There were no questions or comments from Council.

Boards and Commissions Appointment Request– Robert Hussong – Planning Commission

Mr. Althouse advised Council at the July 21st Council Meeting, they will be asked to consider the appointment of Robert Hussong to the Vandalia Planning Commission. **Mr. Althouse** advised a memo from Deputy Clerk of Council Swartz, Mr. Hussong's application and the Vandalia Planning Commission roster are included in the Council packets. There were no questions or comments from Council.

Boards and Commissions Appointment Request– James Carman – Civil Service Commission

Mr. Althouse advised Council at the July 21st Council Meeting, you will be asked to consider the appointment of James Carman to the Vandalia Civil Service Commission. **Mr. Althouse** advised a memo from Deputy Clerk of Council Swartz, Mr. Carman's application and the Vandalia Civil Service Commission roster are included in the Council packets. There were no questions or comments from Council.

May 2025 Financial Reports

Cognizant of Council's duty to monitor the City's financial activity, **Mayor Herbst** introduced Mrs. Leiter to provide timely financial information for Council's review and analysis. **Mrs. Leiter** reminded Council the financial reports were previously provided in their council packets. **Mrs. Leiter** reviewed the May

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monthly reports in detail. She began by reviewing the Statement of Revenues and Expenditures: May 31, 2025 in detail, which included revenues and expenditures for the General Fund, the Police-Fire-Street CIP Fund, Golf Fund, Water Fund and Sewer Fund. **Mrs. Leiter** reviewed the May cost recovery data for the golf course, recreation center, Cassel Hills Pool, and the Fund Statement reports in detail dated May 31, 2025. There were no questions or comments from Council.

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

Study Session adjourned at 6:54 p.m.

Angela Swartz
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The Council of the City of Vandalia Meeting Minutes

June 16, 2025

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

OTHERS PRESENT: Jerry McDonald, Kurt Althouse, Angela Swartz, Rob Cron, Darren Davey, Mike Hammes, Ben Borton, Leann Hanf, Brandon Sucher, Chad Follick, Bridgette Leiter, Scott Jacobs, Alicia McCracken, James Carmen, Chris Mastrino, Robert Hussong, Larry Doogan, Barbara Spurgeon, Penny & Steve Baker, Alex Gonter-Dray, Keith Valiquette, Larry Sherman, Aaron Messenger, Peyton Manger, Tonya Hittner, Phyllis White, Brandon Kaiser, Lisa Stratton, Marcia Harsman, Paige Harsman, Al & Kay Tuttle, Kristin Cox, Patty Gomez, Mary Garger, Rudy Wells, Jeff Hoagland, Gloria Shanahan, Bob Shanahan, Ed Kelker, Stephanie King, David King, Kim Bish, Michael Bish, Amos Knipp, Tanya Brown, Mark Colling, Jim & Mary Rathburn, Steve Clark and family, David Todd, Lydia Plyman.

Mayor Herbst called the council meeting of the Council of the City of Vandalia to order at 7:04 p.m.

Mayor Herbst advised the audience Council anticipates many citizen comments regarding the referendum matter, which is not on the agenda. In order to timely get through the regular business of the City and allow those that are here for appointments to various positions or variance requests to be heard timely, **Mayor Herbst** asked if there is a Motion to amend the agenda to move the item 'Comments from Interested Citizens' before the City Manager's Report to immediately follow the reading of the 'May 2025 Bill Listing, Monthly Expenses over $25,000 and Monthly Purchasing Card Detail' item." It was moved by Vice Mayor Blakesly, second by Councilmember Lewis to amend the agenda to move the item 'Comments from Interested Citizens' before the City Manager's Report to immediately follow the reading of the 'May 2025 Bill Listing, Monthly Expenses over $25,000 and Monthly Purchasing Card Detail' item", motion passed 7-0.

Mayor Herbst called for a moment of reflection followed by the Pledge of Allegiance.

Approval of Previous Minutes:

The Council Study Session Minutes from April 7, 2025, and the Council Meeting Minutes from April 7, 2025, the Council Study Session Minutes from April 21, 2025, and the Council Meeting Minutes from April 21, 2025, were approved as presented.

The Council of the City of Vandalia Meeting Minutes

June 16, 2025

Communications, Petitions and Awards:

Proclamation for Pollinator Week, June 16 - 22, 2025

Mayor Herbst presented a Bee City USA Proclamation to Mr. Al Tuttle and members of the Historical Society of Vandalia Butler, in celebration of Pollinator Week, which is June 16 through June 22, 2025. **Mr. Tuttle** thanked Council for the City's continued support since being named a Bee City in 2016. **Mr. Tuttle** thanked the Parks & Recreation department for planting pollinator friendly plants and thanked Angela Swartz for her assistance in the renewal process and her display in the City Managers office.

Proclamation Recognizing Paige Harsman, Girl Scouts of Western Ohio Gold Award Recipient

Mayor Herbst read and presented a proclamation to Paige Harsman, from Vandalia Girl Scout Troop 35209, recognizing Paige for earning the esteemed Girl Scout Gold Award.

Proclamation for Parks & Recreation Month

Mayor Herbst presented a proclamation to members of the Parks and Recreation Department, Alicia McCracken, Aaron Messenger, Rudy Wells and Mark Collins, proclaiming July Parks and Recreation Month in the City of Vandalia.

Retirement Acknowledgement for Steve Clark, Director of Parks and Recreation

Mr. Althouse acknowledged Steve Clark, who retired from the City of Vandalia after 37 years of service. Council, staff and members of the audience stood and gave Mr. Clark a round of applause. **Mayor Herbst** called upon Mr. Clark to introduce his family and say a few words. **Mr. Clark** introduced his wife Melanie, daughters Riley, Katie and Payton. He noted his son Carson could not be here because he is in Alaska playing summer baseball. **Mr. Clark** thanked Council, the Parks and Rec staff and the community for their support over the years.

Mayor Herbst addressed the audience advising anyone who did not wish to stay for the remainder of the meeting, this would be the time to step out.

Public Hearing: None

CITY MANAGER'S REPORT

Information Items:

Mr. Althouse shared the Stars, Stripes & Songs with the U.S. Air Force Band of Flight is scheduled for Thursday, June 19, 2025, 7-9 p.m., inviting everyone for a patriotic evening under the stars as we welcome Flight One, the high-energy rock band from the U.S. Air Force Band of Flight! Get ready for a mix of pop, rock, and Americana classics that'll have you tapping your toes and waving the red, white, and blue. Bring a lawn chair, grab your crew, and celebrate freedom, community, and the power of music with us! Food trucks, fun, and patriotic vibes guaranteed. **Mr. Althouse** shared the City is hosting the

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FlightFest event at the Sports Complex, organized by the Vandalia-Butler Chamber of Commerce and CenterPoint Energy Airshow officials. FlightFest is scheduled for Friday, June 20 from 6:00 -10:00 p.m. and Saturday, June 21 from 6:00 – 10:00 p.m. This event will feature guest appearances by the U.S. Air Force Thunderbirds crews, the U.S. Army Golden Knights parachute team, other airshow performers, and a concert by the Lt. Dan Band. The event includes food, drinks, and live music along with various displays and vendors. **Mr. Althouse** shared the City of Vandalia and Butler Township will present the Star-Spangled Celebration on Thursday, July 3, beginning at 6:00 p.m. at the Vandalia Sports Complex. The event is being sponsored by Beau Townsend Ford, Joseph Airport Toyota, Smedley's Chevrolet and Minster Bank with additional support from Digital Cowboy Computers, and Pickrel, Shaeffer & Ebeling. Entertainment will be provided by the band "The Blue Leaf's". Fireworks by Rozzi's Famous Fireworks will start at 10:00 p.m. In case of rain, the fireworks will be held on Friday, July 4th at 10:00 p.m. with fireworks only, no entertainment. **Mr. Althouse** shared City offices will be closed on Friday, July 4 in observance of Independence Day. The recreation center will close July 3 at 6:00 p.m. and will be open 7:00 a.m. to Noon on July 4. **Mr. Althouse** shared on Monday, July 7th at 4 pm, Councilmembers and City Staff will meet to engage in dialogue about key topics and discuss future goals. The retreat will be held at the Justice Center Community Room and is open to the public. **Mr. Althouse** shared Council established a summer schedule for Council meetings. The July meeting will be held Monday, July 21 at 7:00 p.m. The Study Session will tentatively begin at 5:30 p.m.

Action Item:

Mr. Althouse advised Council enclosed in their Council packets is a list of current members of various boards and commissions whose terms expire June 30, 2025, and are interested in reappointment. **Mayor Herbst** advised voting to reappoint the incumbents may take place at one time. It was moved by Councilmember Follick, second by Vice Mayor Blakesly to approve the following listed individuals to the following positions: Motion passed 7-0.

Arts Council

Judith Pope

Stephanie Wilmoth

Bicycle Committee

Henry Hunter

Chuck Smith

Board of Zoning Appeals

Mike Johnston

Community Reinvestment Area Housing Council

Jack Shirley – Mayor Appointment

John Froschauer, Sr. – Community Reinvestment Area Housing Council's Appointment

Golf Advisory Board

Robert Wolfe

Housing Code Board of Appeals

Aaron Hathaway

Local Board of Tax Review

Frank Keish, Jr.

Peter Breidenbach

Parks & Recreation Advisory Board

Tara Landis

Lenny Maenza

Planning Commission

David Arnold

Kristin Cox

Vice Mayor Blakesly administered the Oath of Office to Kristen Cox, who was reappointed to the Planning Commission.

Mayor Herbst administered the Oath of Office to David Arnold, who was reappointed to the Planning Commission and administered the Oath of Office to Mike Johnston, who was reappointed to the Board of Zoning Appeals.

Mayor Herbst reappointed Jack Shirley to the Community Reinvestment Area Housing Council as the Mayor's appointment.

Mayor Herbst noted Jack Froschauer will be reappointed by the Community Reinvestment Area Housing Council at their next meeting.

Old Business: None

Resolutions:

25-R-31 A Resolution Authorizing The City Manager To Negotiate And Enter Into A Facilities Infrastructure Improvement Project Phase 2 Contract Amendment With Energy Systems Group, LLC. **Mr. McDonald** read Resolution 25-R-31 by title. **Mr. Althouse** advised Council the Department of Engineering Services and Parks & Recreation Department are recommending entering a Phase 2 contract amendment with Energy Systems Group, LLC of Newburgh, Indiana for the planning, design, engineering, and associated processes relating to Phase 2 in the Facilities Infrastructure Improvement Project. The scope of work for this stage of the project includes the replacement of the Recreation Center Boilers. The scope of work for Phase 1 was completed with final acceptance in December 2024. The Phase 2 work shall be treated as a separate scope of work subject to the same contract terms and conditions as the Phase 1 work. Staff

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requested to waive the formal bidding process and enter a Phase 2 contract amendment with Energy Systems Group, LLC of Newburgh, Indiana in an amount of $206,393 for the planning, design and associated processes relating to Phase 2 of the Facilities Infrastructure Project. A total of $90,000 was budgeted for this project. Staff recommended the balance of funds come from the current capital budget balances. There were no comments or questions from Council. It was moved by Councilmember Follick, second by Councilmember Farst to approve Resolution 25-R-31, motion passed 7-0.

Ordinances – First Reading:

25-13 An Ordinance Rezoning 0.919 Acres Of Land Located At 3320 Benchwood Road From Residential Single-Family (Rsf-1) To Highway Business (Hb) And Amending The Zoning Map Of The City. **Mr. McDonald** read Ordinance 25-13 by title. **Mr. Althouse** advised Council the applicant, Jonathan Wocher, AICP, with McBride Dale Clarion, and on behalf of Richard Schott, requests the rezoning of one parcel totaling 0.919 acres +/- located at 3320 Benchwood Road. As proposed, the subject property would be rezoned from the RSF-1 Single-Family Residential district to the HB – Highway Business district. On May 13, 2025, the Planning Commission voted 4-0 to recommend approval. There were no comments or questions from Council. It was moved by Councilmember Farst, second by Vice Mayor Blakesly to approve Ordinance 25-13, motion passed 7-0.

25-14 An Ordinance Approving The Editing And Inclusion Of Certain Ordinances And A Resolution As Parts Of The Various Component Codes Of The Codified Ordinances; Providing For The Adoption And Publication Of New Matter In The Updated And Revised Codified Ordinances; And Repealing Ordinances And Resolutions In Conflict Therewith. **Mr. McDonald** read Ordinance 25-14 by title. **Mr. Althouse** advised Council this ordinance approves the editing and inclusion of certain ordinances and resolutions that have been passed by Council since the last update of the Codified Ordinances. This update will codify all pertinent legislation passed by Council during 2024, as well as incorporating amendments to the Ohio Revised Code. There were no comments or questions from Council. It was moved by Vice Mayor Blakesly, second by Councilmember Doogan to approve Ordinance 25-14, motion passed 7-0.

Ordinances – Second Reading: None

Ordinances – Emergency Reading:

25-11 An Ordinance Providing For The Issuance And Sale Of Notes In The Maximum Principal Amount Of $1,272,000, In Anticipation Of The Issuance Of Bonds, To Provide Moneys For The Retirement Of The City's Outstanding Taxable Land

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Acquisition Notes, Series 2024, And Declaring An Emergency. **Mr. McDonald** read Ordinance 25-11 by title. **Mr. Althouse** advised Council the Land Acquisition Note issued for the acquisition of land for the Stonequarry Crossing development matures on July 22, 2025. The total amount due is $1,399,000 in principal plus interest. **Mr. Althouse** advised Council the 2025 Budget includes a principal payment of $127,000, plus an interest payment amount of $95,000. The maturity date on the new note ($1,272,000) will be in July of 2026. The debt is scheduled to be paid in full in 2036. There were no comments or questions during the public hearing. It was moved by Councilmember Lewis, second by Councilmember Farst to approve Ordinance 25-11, Councilmember Follick noted this ordinance and the next ordinance are not new debt the City is taking on, but an annual housekeeping legislation. There were no additional comments or questions from Council, motion passed 7-0.

25-12 An Ordinance Providing For The Issuance And Sale Of Notes In The Maximum Aggregate Principal Amount Of $865,000, In Anticipation Of The Issuance Of Bonds, To Provide Moneys For The Retirement Of The City's Outstanding Various Purpose Notes, Series 2024, And Declaring An Emergency. **Mr. McDonald** read Ordinance 25-12 by title. **Mr. Althouse** advised Council The Fire Engine 2016 Bond Anticipation Note issued for a fire engine matures on August 19, 2025. This note was combined with the Fire Ladder Truck 2021 BAN in order to save on the costs of issuance. The current remaining amount due on the note is $1,053,000 (Fire Engine $96,000; Fire Ladder Truck $957,000) plus interest. **Mr. Althouse** advised the amount of the principal payment for the Fire Engine is $48,000, and $140,000 for the Fire Ladder Truck. The 2025 budget includes a pay down amount of $48,000 on the outstanding principal due for the Fire Engine, and $140,000 for the Fire Ladder Truck, plus an interest payment of $63,440. The maturity on the new note (Fire Engine $48,000; Fire Ladder Truck $817,000) will be in August of 2026. **Mr. Althouse** advised the debt on the Fire Engine is scheduled to be paid in full in 2026, and year 2031 for the Fire Ladder Truck. There were no comments or questions during the public hearing. There were no comments or questions from Council. It was moved by Councilmember Doogan, second by Vice Mayor Blakesly to approve Ordinance 25-12, motion passed 7-0.

Reports from Boards and Commissions:

Variance: BZA 25-0006 – 650 Pool Ave – Minimum Lot Frontage (The Landing). **Mr. Althouse** advised Council the applicant, Longhorn Development, has requested a variance to not meet the minimum lot frontage requirement at 650 Pool Avenue. The purpose of this request is to allow Lot 3 of "The Landing" to have 0 feet of lot frontage, falling short of the required 125 feet of lot frontage. The Board of Zoning

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Appeals voted 2-1 to recommend approval of the proposed variance. There were no comments or questions from Council. It was moved by Councilmember Follick, second by Councilmember Lewis, to approve the Variance to not meet the minimum lot frontage requirement at 650 Pool Avenue, motion passed 7-0.

Mayor Herbst called for comments or questions on the Civil Service Minutes of May 12, 2025 and Board of Zoning Appeals Minutes of May 14, 2025. There were none.

Mayor Herbst reviewed the May 2025 Bill Listing $7,544,238.51, Monthly Expenses over $25,000 and Monthly Purchasing Card Detail in the amount of $32,336.18. There were no comments or questions from Council.

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. **David Todd**, 156 Colebrook Drive, addressed Council there are major issues in the neighborhood with a resident who cannot keep their grass cut, noting it is over 40 inches tall and the Code Enforcement Officer, Kip Millikin, repeatedly puts signs up and nothing is being done. **Mr. Todd** shared there is an issue with a white SUV, license plate JNV 9512, being parked on the street at 131 Colebrook for the last eight to ten months. **Mr. Althouse** advised a Police Officer will check this out. **Mr. Todd** shared at 751 Spartan there are tree limbs and debris at the curb and have been there since the beginning of the year. **Mayor Herbst** informed Mr. Todd that Staff members will follow up with his concerns. **Lydia Plyman**, 4001 Old Springfield, addressed Council with her concern for the bees, as a bee keeper, she is advocating for the bees, thanked the City for having pollinator habitats and asked Council to consider more open land noting every acre of agricultural land that is turned into a warehouse or a housing development is 20 gallons of honey, noting that every three bites of food you eat were thanks to pollinators. **Tonya Brown**, 4428 Poplar Creek Road, addressed Council with her concern about the referendum form that was provided to the South Brown School referendum committee, noting it did not meet the general laws of the State of Ohio, sighting the Vandalia City Charter requirements and sighting section 4-6 in the charter relating to the City Attorney endorsing the form's correctness . **Mrs. Brown** insisted the City did not provide the voters with a lawful document and placed the responsibility on the City's Attorney and the Clerk

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of Council/City Manager to provide correct lawful documents. **Mrs. Brown** advised she has searched other cities' charters, and their language regarding referendums, where the referendum form can be downloaded on the Secretary of State's website. **Mrs. Brown** advised it was City staff's responsibility to provide a petition that met the State of Ohio requirements, and they were negligent in their resposiblity to which Council needs to hold them accountable. **Robert Shanahan**, 7733 S. Brown School Road, addressed Council sharing statistics of the rate of new single-family homes being built to rent in the US is increasing, sharing his concern that the approved PUD on South Brown School Road will be all rentals. **Mr. Shanahan** shared the voters will not forget Council's disregard for what the citizens said over the several months leading up to the vote of the PUD and Council's decision to approve with conditions in direct opposition of the citizens' objections. **Jeff Hoagland**, 817 Deerhurtst, addressed Council concerning the rezoning process for 7848 South Brown School Road, noting he has been in support of housing at this location, but there should have been a higher standard than what was approved by Council. **Mr. Hoagland** addressed Council concerning the referendum process, stating the charter needs fixed immediately. **Mr. Hoagland** made references to the charter, correspondence from the City Manager to the Petitioners and the Board of Elections to the City. **Mr. Hoagland** shared the petition was out of date, noting the City updates it's other forms annually and requested the form be updated immediately to be current with the Secretary of State and for Council to update the Charter immediately. **Mr. Hoagland** shared Council failed to listen to the citizens' voice throughout the rezoning process, noting when elected, Council's job is to represent the constituents. **Mr. Hoagland** addressed Council, stating that one of the Councilmembers reached out to a DDC staff member asking "Can you get me in contact with someone to talk about the roadblocks Jeff is putting up for our City?' adding another message was sent, "It's like we are purposely left out of the DDC unless we reach out ourselves." **Mr. Hoagland** stated this is completely inaccurate, as he knows the City Manager is invited and the Assistant City Manager, Rob Cron, attends almost all of the DDC events. **Mr. Hoagland** stated when he became involved with the rezoning process, he went on record saying he was doing this as a citizen of Vandalia. **Mr. Hoagland** shared he cannot believe a Councilmember would call out his ethics and integrity to one of his coworkers at the DDC, sighting an additional quoted message, "he is now pushing even further to stop this housing development, and I am bewildered that every time I speak or go to an event, I hear how big that need is, but he is doing everything he can to stop that from happening in our City." **Mr. Hoagland** addressed Mr. McDonald, formally requesting a Freedom of Information Act, requesting for any Councilmember who texted a DDC staff member on or about June 12th regarding himself and the rezoning of land on South Brown School Road, noting key words to look for, roadblocks, DDC,

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housing development and bewildered. There were no additional comments from interested citizens.

Council Comments

Mr. Althouse congratulated Steve Clark again on his retirement, noting it has been a great pleasure working with him and wished him all the best.

Councilmember Farst shared she attended Steve's retirement party at Helke Park, which was well attended and noted it has been great seeing the progress in the Parks and Recreation Department over the years under Steve's leadership. **Councilmember Farst** thanked Chief Follick and the Fire Department for the two presentations tonight. **Councilmember Farst** addressed Mr. Hoagland, sharing her respect for him is immense and she would never question his morals or ethics, apologizing that this happened to him.

Councilmember Aivalotis-Weaver shared there has been a lot going on in the City, with welcoming a Veteran and his family to the Vandalia community on Friday to their new Habitat for Humanity Home. **Councilmember Aivalotis-Weaver** shared she also attended Steve Clark's farewell party and shared she had the opportunity to do a ride along with the police department and witness some of the amazing things they do helping people. **Councilmember Aivalotis-Weaver** shared the next few weeks are going to be really busy with events like the Stars, Stripes & Songs, FlightFest and the Star-Spangled Celebration, encouraging everyone to get out and enjoy the community events.

Councilmember Doogan thanked the people who were reassigned to Boards and Commissions and congratulated Steve Clark on his well-deserved retirement, noting she hates to see him go, he is a wonderful person and has done a great job for the City.

Councilmember Lewis echoed comments about Mr. Clark, who he has known for decades, and through his leadership, has developed a robust Parks and Recreation program within the State of Ohio, which is a positive point for a City with a population of approximately 15,000 people.

Councilmember Follick echoed and congratulated Mr. Clark on his retirement, sharing he has known the Clark family for a very long time and Steve has been tremendous for the City of Vandalia and he wishes him the very best in his retirement. **Councilmember Follick** echoed the thanks to the Boards and Commissions members who have agreed to serve as citizen volunteers, noting some members put in a lot of time and deal with subject matters that are controversial. **Councilmember Follick** advised there is a need to fill vacant spots on the City's Boards and Commissions, with information available on

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the City's website. **Councilmember Follick** gave a preemptive thank you to City Staff, in every department, for their collective efforts for the upcoming events such as Air Show and Fourth of July, putting in tremendous amounts of hours and efforts to provide services and programs in the community. **Councilmember Follick** echoed Councilmember Farst's comments about Mr. Hoagland, apologizing for whichever Councilmember contacted the DDC, noting that it was not appropriate. **Councilmember Follick** shared he would like to address a couple of statements that were made tonight and also on social media, cautioning about what he considers borderline slandering some of the City Staff members, noting that he does not believe any City Staff members did anything intentional to derail the referendum process. **Councilmember Follick** stated he is in agreement with Mr. Hoagland that a Charter amendment is needed on this issue, as well as a couple other issues, noting there is a process that must be gone through before there can be changes made to the City's Charter, which Council alone cannot make. **Councilmember Follick** inquired if someone from the petitioners group wanted to respond to his question regarding the email that was sent on March 6th to Mr. Hoagland, on behalf of the petitioner group, that states "attached is a form Referendum petition so that you can see the size, character and format of referendum petitions based on the requirements of the City of Vandalia Charter. As each petition must also satisfy the requirements of the general laws of the State of Ohio, you should check with your own legal counsel to make sure it complies with any applicable Ohio election laws. The City staff, including the City attorney, does not provide legal advice on the preparation or filing of referendums." noting this was also on the form. **Councilmember Follick** asked if legal counsel was consulted prior to the process as the guidance from City Staff was given, being the City Charter does not change with election laws. **Councilmember Follick** extended his condolences to the family of Ted Rusen, a longtime City of Vandalia employee who served as the Service Director and City Engineer, who was a great employee, very professional, as well as a nice man.

Vice Mayor Blakesly echoed all the other Councilmembers comments on upcoming events, Boards and Commissions volunteers, staff's work on upcoming events and condolences on the passing of Ted Rusen, noting he did a lot for the City of Vandalia. **Vice Mayor Blakesly** congratulated Steve Clark on his retirement, noting he will be missed, but has bestowed upon the staff his great knowledge of Parks and Rec and love of the City to help carry his legacy on.

Mayor Herbst echoed all the other Councilmembers comments, congratulating Steve Clark on his retirement and looking forward to what is in store for the future of Parks and

Recreation. **Mayor Herbst** thanked the audience for showing up tonight and speaking, noting it shows the citizens care about the community.

The Regular meeting was adjourned at 8:12 p.m.

After **Mayor Herbst** adjourned the meeting, **Tonya Brown** asked if she could speak. Mayor Herbst motioned for her to step to the podium, as she could not be heard from her seat. **Mrs. Brown** addressed Council inquiring about the document that was give to the petitioners being part of the charter, who created the document and who makes sure it is correct. **Law Director McDonald** responded to Mrs. Brown that he made sure the document comports with the City's Charter and with the chapter in the Ohio Revised Code dealing with referendums and initiatives, which included the red print on the referendum petition. **Law Director McDonald** stated he did not look at the Ohio Secretary of State section of circulating petition which requires additional language on the petition and did not know it was there. **Mrs. Brown** called Mr. McDonald's actions irresponsible and neglectful, noting it is unacceptable for the City to have the citizens hire an attorney to check the City's forms. **Councilmember Follick** addressed Mrs. Brown inquiring if the answer was no, the petitioners did not hire legal counsel, to which **Mrs. Brown** replied that was none of his business. **Mrs. Brown** addressed Mr. Althouse, inquiring about a letter that was not sent to Tamela Weatherhead, but hand delivered to someone else. **Mr. Althouse** responded that Mr. Hoagland played an important role, but was not on the committee of petitioners, receiving the letter on behalf of the committee and told Mr. Althouse he would deliver the letter. **Mrs. Brown** advised no committee members were contacted until the petition was rejected. **Mr. Althouse** reminded Mrs. Brown they were in communication with each other, and he had spoken to other committee members on the phone. **Mrs. Brown** stated the Montgomery County Board of Elections had received many referendums over the years and were applauded by the petition paper work given by the City to them, which lacked the information. **Mrs. Brown** closed with whatever Mr. Follick, and this is very disappointing in the City.

Mayor Herbst stated the meeting has been adjourned.

APPROVED:

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Richard Herbst, Mayor

ATTEST:

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Angela Swartz, Deputy Clerk of Council

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The Council of the City of Vandalia Meeting Minutes

June 16, 2025

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The Council of the City of Vandalia Special Meeting Minutes

July 7, 2025

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

OTHERS PRESENT: Kurt Althouse, Angela Swartz, Michael Hammes, Ben Graham, Robert Hussong Jr., Rich Hopkins, Ben Borton, Chad Follick, Rob Cron, Brandon Sucher, Darren Davey, Leann Hanf, Bridgette Leiter and Jake Hayslett.

Mayor Herbst called the Special Council Meeting of the Council of the City of Vandalia to order at 3:50 p.m.

Action Item:

Mr. Althouse advised Council that Robert Hussong has submitted an application requesting to be appointed to the Vandalia Planning Commission. With two current Planning Commission members not seeking reappointment, there are two vacancies as of June 30, 2025. **Mr. Althouse** reminded Council they reviewed said application during the Monday, June 19, 2025, Study Session and met the candidate. **Mr. Althouse** advised in order not to delay Planning Commission cases for the July 8th Planning Commission meeting, it is necessary to appoint Mr. Hussong at this Special Council Meeting, with an Oath of Office to the Planning Commission.

It was moved by Councilmember Follick, second by Vice Mayor Blakesly to appoint Robert Hussong to the Vandalia Planning Commission. All members present voted yes. Motion passed 7-0.

Mayor Herbst administered the Oath of Office to Robert Hussong.

The Special meeting was adjourned at 3:53 p.m.

APPROVED:

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Richard Herbst, Mayor

ATTEST:

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Angela Swartz, Deputy Clerk of Council

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The Council of the City of Vandalia Special Meeting Minutes

July 7, 2025

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The Council of the City of Vandalia Retreat Meeting Minutes

July 7, 2025

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

OTHERS PRESENT: Kurt Althouse, Angela Swartz, Michael Hammes, Ben Graham, Robert Hussong Jr., Rich Hopkins, Ben Borton, Chad Follick, Rob Cron, Brandon Sucher, Darren Davey, Leann Hanf, Bridgette Leiter, Jake Hayslett, Danny Knife, John Green, David Brusman, Aaron Messenger and John Kopilchack.

Mayor Herbst called the Council Retreat Meeting of the Council of the City of Vandalia to order at 4:00 p.m. and called upon Mr. Althouse to begin the meeting. **Mr. Althouse** welcomed everyone and introduced Mr. Borton who gave an update on the Bikeway Project. There were no questions or comments from Councilmembers. At 4:03 pm, **Mr. Althouse** called upon Mr. Cron, who gave an update on the new Public Works Facility. There was a discussion held regarding cutting items from the design which might be needed in the future, the possibility of State Capital Funding, and the need and location for large debris drop off, which Council advised they would like to keep this service for the residents, but possibly instead at the new facility, keeping it at the current facility. At 4:18 pm, **Mr. Althouse** called upon Chief Follick, who presented a proposal for a Fire Training Facility. There was a general discussion held on the proposed training sites, combining Police Drivers Training with the Fire Facility Training and Council giving direction to have the facility on one of the City owned properties. **Mr. Althouse** advised he would meet with Chief Follick and work on a Master Plan, bringing it to a future Council Meeting. At 4:44 pm, **Mr. Althouse** called upon Mr. Knife and Mr. Green, who gave Council an update on the Tri-Cities Wastewater Facility. There was a general discussion held regarding reducing costs by not renewing the contract with Veolia and hiring staff in-house for Tri-Cities and the Class 4 requirement. At 5:12 pm, **Mr. Althouse** advised everyone there would be a 15-minute break before starting on the next agenda item. At 5:31 pm, **Mr. Althouse** advised Council Mr. Schwieterman would not presenting on the Utility Rates Update as he was ill. **Mr. Althouse, Mr. Cron** and **Mrs. Leiter** collectively gave an update on the Utiltiy Rates. There was a general discussion held with Councilmembers requesting a page in the My Vandalia Magazine dedicated to showing the breakdown of cost for utilities and the new meters. Council advised staff to leave the utility rates as they are, revisiting in 2026, once there is a better understanding of the cost for the Public Works Facility and the Tri-Cities Plant. At 6:03 pm, **Mr. Althouse** advised Council he was going to move to the agenda item for the Developer Presentation next, due to John Kopilchack, the Synergy representative, having a time restriction for another appointment. **Mr. Kopilchack** presented to Council project Synergy has done in other communities.

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The Council of the City of Vandalia Retreat Meeting Minutes

July 7, 2025

There was a general discussion, with Council agreeing to move forward working with Synergy. At 6:31 pm **Mr. Althouse** called upon Alicia McCracken and Aaron Messenger to discuss the Vandalia Recreation Center and Senior Center Rates. There was a general discussion regarding increasing rates for the Senior Center five dollars for residents and ten dollars for non-residents and increasing the VRC and Pool rates as well. Council directed staff to have the Parks and Recreation Advisory Board discuss and give residents recommendations before it is brought to Council. At 6:55 pm, **Mr. Althouse** called upon Mrs. Hanf to present the updates to the Personnel Policies Manual and the HR updates. **Mrs. Hanf** reviewed with Council sections, 200, 300, 400, 600, 800, 1300 and 1400 of the proposed changes to the Personnel Policies Manual. There was a general discussion with Council agreeing about the proposed changes. **Mrs. Hanf** reviewed and discussed with Council the job description of a potential full-time Human Resources Coordinator that would be starting in January of 2026. At 7:33 pm, **Mr. Althouse** called upon Mr. Cron, who discussed with Council on Residential Development. There was general discussion about Copperfield Section 5, Mulberry Road improvements including the possibility of a sound wall. At 8:00 pm. **Mr. Althouse** informed everyone there would be a five-minute break. At 8:06 pm, **Mr. Althouse** called upon Mr. Davey, who gave Council an update on IT Cyber Security. There were no questions or comments from Councilmembers. At 8:24 pm, Mr. Althouse gave an update on HB 335 and gave an update on the process of the evaluation that Hampton Golf will be conducting at Cassel Hills Golf Course. There were no further questions or comments from Councilmembers.

The Council Retreat meeting was adjourned at 8:31 p.m.

APPROVED:

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Richard Herbst, Mayor

ATTEST:

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Angela Swartz, Deputy Clerk of Council

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Vandalia ohio
CITY MANAGER'S OFFICE

Memorandum

To: Mr. Kurt Althouse, City Manager

From: Mrs. Angela Swartz, Deputy Clerk of Council

Date: July 15, 2025

Re: **Boards and Commissions – Appointment**

Attached for Council's review you will find an application for appointment to the Vandalia Planning Commission.

Paula Rohn has submitted an application requesting to be appointed to the Vandalia Planning Commission.

There is currently one vacancy on the Vandalia Planning Commission.

After Council reviews said application during the Monday, July 21, 2025, Study Session and meets the candidate, if Council desires, we will include the appointment as an Action Item at the Council Meeting on August 18, 2025, with an Oath of Office to the Planning Commission.

Angela Swartz

From:	DoNotReply@agilehr.com
Sent:	Thursday, May 29, 2025 5:38 PM
To:	Angela Swartz
Subject:	A new candidate has applied for the BOARDS AND COMMISSIONS VOLUNTEERS (Residency Required) position at the Municipal Building location.

New Candidate Applied!

New candidate **Paula Rohn** has applied for the **BOARDS AND COMMISSIONS VOLUNTEERS (Residency Required)** position. The **BOARDS AND COMMISSIONS VOLUNTEERS (Residency Required)** job has a requisition id of **79723** in your applicant tracking system.

Please login to view the candidate information.

Unmonitored Inbox
Unfortunately, this email is an automated notification, which is unable to receive replies. We're happy to help you with any questions or concerns you may have, but you will need to contact us directly.

Boards Commission Application

Please take your time to fill out all areas of the application. Be as complete and accurate as possible. If there is a question you are unsure of, leave it blank. If you are notified that a field is required, please complete it to the best of your knowledge before submitting it.

City of Vandalia - BOARDS AND COMMISSIONS APPLICATION

If interested in more than one board, please number in order of preference.

Committee	Preference	Committee	Preference
Bicycle Committee		Golf Advisory Board	
Local Board of Tax Appeals		Housing Code Board of Appeals	
Board of Zoning Appeals *		Parks & Recreation Advisory Board	
Civil Service Commission *		Planning Commission *	
Community Reinvestment Area Housing Council		Vandalia Development Corporation	
Art Council			

* PLEASE NOTE: Appointment to these City boards & commissions are sworn positions that require you to take an Oath of Office

Personal Information

First Name *	Middle Name	**Last Name ***
Paula	Jo	Rohn

Mailing Address *	Apt. #
853 Kenbrook Dr	

City *	**State ***	**Zip Code ***
vandalia	Ohio	45377

Email Address	Home Phone	Business Phone
pjgibbs21@gmail.com	+19379015565	+19379015565

Why do you wish to be considered for this position?

Like to know what's going on in my city and how I can help.

Briefly state any specific background or qualifications you may have that would enhance your service on this board/commission/committee.

I have been on a HOA committee for over 10 years which deals with the upkeep of the community where we lived. I am involved with Sister Cities and help with their annual events. I have over seen, organized and promoted many craft shows. I have been a resident in Vandalia for over 45 years. I own 2 businesses in this town and would like to help keep this community thriving.

Please list any past volunteer roles in schools, service clubs, and/or other civic organizations.

I coached soccer, baseball, softball and basketball. I was on the Chamber of Commerce Board for many years. I am currently the VP of the Butler Alumni Association and Secretary of the Sister Cities of Vandalia. I organized the Butler Craft Show for the Butler Athletic Dept.

How do you view your role as an active member of the board/commission or committee?

I think I would bring ideals and help to the committee.

Do you know the scheduled meeting dates and times of the board/commission/committee?

No

Are you willing to make the commitment to be a regular attending member?

Yes

Do you wish your application to be kept on file for future vacancies?

Yes

Signature

IF YOU WISH, PLEASE ATTACH YOUR RESUME. Please Sign to Acknowledge

This document was signed by **Paula Jo Rohn**
on **05/29/2025 21:36:51 (UTC)**

Revised: July 15, 2025

PLANNING COMMISSION

VACANT As of 06/30/25	**David Arnold** 06/30/28 462 Meadowview Ct. Vandalia, Ohio 45377 dave.arnold@woh.rr.com Home: 937-898-8897 *Appointed 7/18/22*
Kristin Cox 06/30/28 751 Cassel Creek Vandalia, OH 45377 Cell: (937) 307-0469 kcox.oh@gmail.com *Appointed: 12/02/19* *Reappointed 6/20/22*	**Lucious Plant** 06/30/26 2330 Cheviot Hills Lane Vandalia, OH 45377 937-454-1607 Luciousplant@gmail.com *Appointed 07/17/23*
Robert Hussong 06/30/28 126 Inverness Avenue Vandalia, OH 45377 Home: (937) 454-5371 Business: (937) 626-2852 pastorhussong@gmail.com *Appointed 7/7/25*	Staff Representative Mike Hammes (937) 415-2301

Members are sworn

Term: 3 years

Meetings held second and fourth Tuesday of each month at 6:00 p.m.

*The Planning Commission was created by Ordinance # 86-13

Vandalia ohio
CITY MANAGER'S OFFICE

Memorandum

To: Mr. Kurt Althouse, City Manager

From: Mrs. Angela Swartz, Deputy Clerk of Council

Date: July 15, 2025

Re: **Boards and Commissions – Appointment**

Attached for Council's review you will find an application for appointment to the Vandalia Bicycle Committee.

Rodney Reeder has submitted an application requesting to be appointed to the Vandalia Bicycle Committee.

There is currently one vacancy on the Vandalia Bicycle Committee, which if appointed, Mr. Reeder will fill the term of Ed Shoemaker.

After Council reviews said application during the Monday, July 21, 2025, Study Session and meets the candidate, if Council desires, we will include the appointment as an Action Item at the Council Meeting on August 18, 2025.

Angela Swartz

From: DoNotReply@agilehr.com
Sent: Monday, May 19, 2025 10:09 AM
To: Angela Swartz
Subject: A new candidate has applied for the BOARDS AND COMMISSIONS VOLUNTEERS (Residency Required) position at the Municipal Building location.

New Candidate Applied!

New candidate **Rodney Reeder** has applied for the **BOARDS AND COMMISSIONS VOLUNTEERS (Residency Required)** position. The **BOARDS AND COMMISSIONS VOLUNTEERS (Residency Required)** job has a requisition id of **79723** in your applicant tracking system.

Please login to view the candidate information.

Unmonitored Inbox
Unfortunately, this email is an automated notification, which is unable to receive replies. We're happy to help you with any questions or concerns you may have, but you will need to contact us directly.

Boards Commission Application

Please take your time to fill out all areas of the application. Be as complete and accurate as possible. If there is a question you are unsure of, leave it blank. If you are notified that a field is required, please complete it to the best of your knowledge before submitting it.

City of Vandalia - BOARDS AND COMMISSIONS APPLICATION

If interested in more than one board, please number in order of preference.

Committee	Preference	Committee	Preference
Bicycle Committee		Golf Advisory Board	
Local Board of Tax Appeals		Housing Code Board of Appeals	
Board of Zoning Appeals *		Parks & Recreation Advisory Board	
Civil Service Commission *		Planning Commission *	
Community Reinvestment Area Housing Council		Vandalia Development Corporation	
Art Council			

* PLEASE NOTE: Appointment to these City boards & commissions are sworn positions that require you to take an Oath of Office

Personal Information

First Name *	Middle Name	Last Name *
Rodney	Allen	Reeder

Mailing Address *	Apt. #
30 Larry Ave.	

City *	State *	Zip Code *
Vandalia	Ohio	45377

Email Address	Home Phone	Business Phone
safetyrod@hotmail.com	9378907581	

Why do you wish to be considered for this position?

I have enjoyed the bike path and cycling in Vandalia for 45 yrs. I hope that I can be a thoughtful contributor to Vandalia bicycling community.

Briefly state any specific background or qualifications you may have that would enhance your service on this board/commission/committee.

Please list any past volunteer roles in schools, service clubs, and/or other civic organizations.

A very long time ago I lived in the Mad River twp. and was a volunteer fire and rescue EMT.

How do you view your role as an active member of the board/commission or committee?

Attend the meetings and try to contribute.

Do you know the scheduled meeting dates and times of the board/commission/committee?

Quarterly, 4pm at the city building.

Are you willing to make the commitment to be a regular attending member?

Yes, I am retired and believe I will be able to attend the meetings.

Do you wish your application to be kept on file for future vacancies?

Signature

IF YOU WISH, PLEASE ATTACH YOUR RESUME. Please Sign to Acknowledge

This document was signed by **Rodney A. Reeder**
on **05/19/2025 14:07:32 (UTC)**

Revised: July 15, 2025

BICYCLE COMMITTEE

Henry Hunter (Hal) 06/30/28 985 Cliffbrook Vandalia, OH 45377 937-898-5074 h6hunter@gmail.com *Reappointed 6/20/22*	**VACANT – will fill term** 06/30/27 (Ed Shoemaker Passed Away Dec. 2024)
Chuck Smith 06/30/28 825 Olde Farm Court Vandalia, OH 45377 Home: 937-280-4288 Bus: 937-369-3423 *bikeohio@gmail.com* *Reappointed 6/20/22*	**Mike Hammes** City Planner Ext. 2301

Term: 3 years
Not A Sworn Board

*The Bicycle Committee was created by Resolution 95-R-32

CITY OF VANDALIA

MONTGOMERY COUNTY, OHIO

RESOLUTION 25-R-35

A RESOLUTION TO ENTER INTO A COST SHARING AGREEMENT WITH MONTGOMERY COUNTY FOR CONSTRUCTION PHASE OF IMPROVEMENTS FOR THE DAYTON INTERNATIONAL AIRPORT NORTHEAST LOGISTICS ACCESS PROJECT

WHEREAS, the Montgomery County Engineer Office (MCEO) has applied for Transportation Review Advisory Council (TRAC) funding for the Construction phase of improvements to a portion of the roadway system to the north and east of the Dayton International Airport including portions of Lightner Road, N Dixie Drive and Northwoods Boulevard; and

WHEREAS, TRAC funds 80% of total project costs with the remaining amount to be paid with local funds. TRAC has already approved $3,600,000 for Preliminary Engineering, Detailed Design, and Right-of-Way towards this project with the total project cost at $4,500,000 at that time; and

WHEREAS, an additional $17,600,000 for Construction was submitted to TRAC. If approved, TRAC would fund a total of $21,200,000 for this project; and

WHEREAS, the total cost of the project is estimated to be around $26,500,000. MCEO and the City of Vandalia (City) will also seek other funding opportunities; and

WHEREAS, the City's cost in the local share for Construction would be approximately $1,320,000, for a total project share of approximately $1,590,000, with the County paying the remaining local share; and

WHEREAS, the proposed road, if ultimately constructed, is expected to reduce travel times and increase travel reliability on the improved routes, promote Northwoods Boulevard as a primary highway access point for logistics traffic, and decrease truck traffic volumes through the downtown area of the City;

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, The City Manager or his designee, is authorized to negotiate enter into a cost sharing agreement with Montgomery County Engineer Office substantially upon the terms and conditions set forth in the proposed agreement on file with the City Manager's office.

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 18th day of August 2025.

APPROVED:

_____
Richard Herbst, Mayor

ATTEST:

_____
Kurt E. Althouse, Clerk of Council

Vandalia ohio
PUBLIC SERVICE

To: Kurt E. Althouse, City Manager
From: Ben Borton, Director of Public Service
Date: July 15, 2025
Subject: Cost Sharing Agreement – DIA NE Logistics Access project – Construction

The Montgomery County Engineer's Office (MCEO) has applied for additional funding through the Ohio Department of Transportation's (ODOT) Transportation Review Advisory Council (TRAC) for the Construction phase of the DIA Northeast Logistics Access Project. This phase includes roadway and stormwater improvements to Lightner Rd, N Dixie Dr, and Northwoods Blvd, as well as the addition of a shared-use path extending from Inverness Ave to the western end of the improvements on Lightner Rd (near the Chewy facility). These enhancements are part of the broader regional "Ring Road" initiative, which aims to redirect truck traffic around the Dayton International Airport rather than through nearby communities. A map of the regional roadway improvements is attached.

TRAC can fund up to 80% of eligible project costs with federal dollars, requiring a 20% local match. Typically, the federal portion is paid upfront, and local jurisdictions contribute only their share of the match. MCEO and the City have previously agreed to divide the local match based on the percentage of roadway length within each jurisdiction. Under this agreement, the City's share is 30% of the 20% local match, or **6%** of the total project cost.

MCEO has already secured 80% TRAC funding for Preliminary Engineering, Detailed Design, and Right-of-Way acquisition phases. For the Construction phase, MCEO has requested $17.6 million in TRAC funding toward a total estimated cost of $22 million. The City's portion of the construction cost is approximately **$1.32 million**.

I recommend that we enter into a new cost-sharing agreement with the MCEO to continue our partnership on this project. This is an excellent opportunity to leverage federal funds in support of a regionally significant infrastructure improvement that will provide long-term benefits to our community.

COST-SHARING AGREEMENT

between

THE BOARD OF COUNTY COMMISSIONERS OF MONTGOMERY COUNTY, OHIO,

THE MONTGOMERY COUNTY ENGINEER,

and

CITY OF VANDALIA, MONTGOMERY COUNTY, OHIO

relating to the

Dayton International Airport – NE Logistics Access Project

Construction Phase

for improvement of portions of

Lightner Road, North Dixie Drive, Northwoods Boulevard, and CR 25A

---

dated

June 2025

Dayton International Airport – NE Logistics Access Project

This Agreement is by and between the City of Vandalia, Ohio, 333 James E. Bohanan Drive, Vandalia, Ohio 45377 (the "City") and the Board of County Commissioners of Montgomery County, Ohio, 451 W. Third Street, Dayton, Ohio 45422 (the "County"), through the Board's project agent, the Montgomery County Engineer (the "Engineer"), and shall become effective as of the last date of approval by the County.

WHEREAS, the Dayton International Airport (DIA) Northeast Logistics Access Project (hereinafter "the Project") will include roadway improvements from the eastern access drive to the Chewy site on Lightner Road, along Lightner Road to North Dixie Drive, along North Dixie Drive to Inverness Avenue, and along Northwoods Boulevard from North Dixie Drive to the western access drive to the Flying J Truckstop site, and is located within Butler Township and the City of Vandalia in Montgomery County, Ohio, and Monroe Township in Miami County, Ohio; and

WHEREAS, the Project contains sections of Lightner Road and North Dixie Drive that are designated as part of the Montgomery County Road system and are thus under the Board's maintenance, care and control; and

WHEREAS, the Project contains sections of North Dixie Drive and Northwoods Boulevard that are within the City of Vandalia municipal corporation limits and are thus under the City's maintenance, care, and control; and

WHEREAS, the Project will improve sections of Lightner Road and County Road 25A in Miami County, the local share cost of which will be borne by Montgomery County, and the maintenance, care and control of which will be governed by maintenance agreement(s) to be executed between Montgomery and Miami Counties; and

WHEREAS, the parties hereto agree that ongoing logistics development and increasing truck traffic within the Project area necessitate the roadway improvements described herein, and that the roadway improvements are needed to support future development while mitigating congestion and improving safety on the Project roadways; and

WHEREAS, the Project is expected to reduce travel times and increase travel reliability on the improved routes, promote Northwoods Boulevard as a primary interstate access point for logistics traffic, and decrease truck traffic volumes through the downtown area of the City of Vandalia; and

WHEREAS, the City, the County, and the Engineer recognize that a joint effort to fund the Dayton International Airport NE Logistics Access Project will benefit public convenience, safety, and welfare at significant cost and time savings to both jurisdictions; and

WHEREAS, the County and Engineer applied for and received federal funding for the Preliminary Engineering (PE) and Detailed Design (DD) phases of the Project through the Ohio Department of Transportation (ODOT) Transportation Review Advisory Council (TRAC). Federal funding for the PE and DD phases at eighty percent (80%) of approved design costs up to a federal funding limit of Eight Hundred Thousand and no/100 Dollars ($800,000.00) for the PE phase and Eight Hundred Thousand and no/100 Dollars ($800,000.00) for the DD phase were awarded by TRAC in 2021; and

WHEREAS, the County, Engineer, and City executed a Cost Sharing Agreement under Resolution No. 21-1234 on October 5, 2021, to fund the remaining twenty percent (20%) local share costs of the PE and DD phases, plus any amount exceeding the one million six hundred thousand dollar ($1,600,000.00) total federal funding limit; and

WHEREAS, the County and Engineer applied for and received additional federal funding for the Detailed Design (DD) phase and federal funding for the Right of Way (RW) phase of the Project through TRAC. Additional federal funding was awarded for the DD phase at eighty percent (80%) of approved design costs in an amount of Two Hundred Thousand and no/100 Dollars ($200,000.00), resulting in a revised federal funding limit of One Million and no/100 Dollars ($1,000,000.00) for the DD phase. Federal funding for the RW phase at eighty percent (80%) of approved right of way costs up to a federal funding limit of One Million Eight Hundred Thousand and no/100 Dollars ($1,800,000.00) was awarded in 2025.

WHEREAS, the County, Engineer, and City executed a Cost Sharing Agreement under Resolution No. 24-1502 on October 1, 2024, to fund the remaining twenty percent (20%) local share costs of the RW phase, plus any amount exceeding the one million eight hundred thousand dollar ($1,800,000.00) total federal funding limit; and

WHEREAS, the parties hereto agree that the terms and conditions of this Agreement shall be binding upon and shall inure to the benefit of the City of Vandalia, the Board of County Commissioners of Montgomery County, Ohio, and the Montgomery County Engineer's Office, together with their elected officials, duly authorized employees, agents, successors and assigns.

NOW, THEREFORE, in consideration of the mutual promises, covenants and agreements set forth herein and with the execution of this Agreement, the City, the County and the Engineer agree to jointly finance the Construction phase of the Dayton International Airport NE Logistics Access Project, the limits of which are generally described herein, according to the following terms and conditions:

I. **General.** Under the provisions of the previous Cost Sharing Agreements, the parties agreed to allocate the local agency (non-federally funded) preliminary engineering and detailed design costs such that seventy percent (70.0%) of the local share would be borne by the County and thirty percent (30.0%) of the local share would be borne by the City.

Under the provisions of the previous Cost Sharing Agreements, the parties agreed to allocate the local agency (non-federally funded) right of way acquisition consultant costs such that seventy percent (70.0%) of the local share would be borne by the County and thirty percent (30.0%) of the local share would be borne by the City.

Under the provisions of the previous Cost Sharing Agreements, the parties agreed to allocate the local agency (non-federally funded) real property acquisition, reimbursable utility relocation, and utility relocation tree clearing costs such that each agency would be responsible for the actual costs within their jurisdictions.

Construction phase costs are expected to include the Project construction contract and construction engineering costs. As under the previous Cost Sharing Agreements, the Engineer will remain the lead agency for the Project and will contract directly for all goods and services required to deliver the Project, except as otherwise provided herein. No credit for in-kind services performed by the City or the Engineer during the Construction phase will be considered.

II. **External Funding – Federal.** The County and Engineer have applied for federal funding through TRAC for the construction phase of the Project. If the application is successful, federal funding will be provided through TRAC at eighty percent (80%) of approved construction costs up to a maximum federal participation limit of Seventeen Million Six Hundred Thousand and no/100 Dollars ($17,600,000.00), and at eighty percent (80%) of approved construction engineering costs up to a maximum federal participation limit of One Million Two Hundred Thirty Two Thousand and no/100 Dollars ($1,232,000.00).

The County and Engineer have applied for federal funding through ODOT's Special Solicitation for construction of the shared use path (SUP) component of the Project separately. If the application is successful, federal funding will be provided for SUP construction and construction engineering costs at one hundred percent (100%) of the approved costs up to a maximum federal participation limit of Eight Hundred Thousand and no/100 Dollars ($800,000.00).

Failure to secure the federal funding requested from TRAC for the Construction phase will result in termination of the Project.

If the federal funding limits listed above are insufficient to defray eighty percent (80%) of the total expected construction cost, additional state and/or federal funding for the Construction phase will be pursued. If the additional funding required to maintain an eighty percent (80%) external participation rate is unable to be secured, the City and County may agree in writing to increase their respective local shares to compensate for the shortfall. If either party is unwilling or unable to increase its local share of the construction cost, the project will be cancelled.

III. **Additional External Funding.** The County and Engineer intend to apply for state funding for the Construction phase of the Project through the Ohio Public Works Commission.

The City and the Engineer agree that either agency can jointly or individually attempt to secure additional funding for the Construction phase apart from TRAC and Special Solicitation federal funding and OPWC state funding. If additional external funding is obtained for the Construction phase, the funding shall be applied to the appropriate project costs prior to subdividing the remaining local share. The additional funding, whether in the form of grants or loans, shall be allocated between the City and Engineer in

accordance with the provisions of the external funding application(s) and the terms of the external funding agreement(s).

IV. Construction. After applying the available external federal and state funding described above, the City and the Engineer agree to allocate the local share of the construction costs as described below.

The City agrees to be responsible for all construction costs incurred for work completed within the City's municipal corporation limits. To the greatest extent practical, specific quantities for each construction pay item will be determined for the work to be performed in or attributable to each jurisdiction, and these quantities will be shown in the construction contract documents. For pay items for which lump sum payment is specified, construction costs will be allocated in accordance with the proportion of the work located within or attributable to each jurisdiction.

Prior to advertising the Project for bid, the Engineer will invoice the City for its entire local share of the anticipated construction contract amount based on the final Engineer's estimate. The City shall remit payment to the Engineer within 30 days of receipt of the Engineer's invoice.

After determining the lowest and best responsive bidder, the quantities of work attributable to each jurisdiction will be extended against the bid prices contracted with the successful low bidder, and a nominal total cost for each jurisdiction will be determined. The overall ratio of the City's and County's costs to the total Project cost, as designed and awarded, will be used to apportion the cost of each individual pay item on the Project.

Upon completion of the Construction phase, the actual final construction cost of the project will be determined based on the final pay items and quantities, and allocated to each jurisdiction based on the overall ratio of the City's and County's costs to the total Project cost as designed and awarded. Adjustment to the City's prepayment for the construction phase cost (either credit or debit) will be made, and the Engineer will invoice or refund the City for the final payment as described herein.

V. **Construction Engineering.** After applying the available external federal and state funding described above, the City and the Engineer agree to allocate the local share of the construction engineering costs as described below.

The Engineer agrees to procure construction administration services required for the Project from an ODOT-prequalified consulting engineering firm. Construction engineering costs for the Project shall include the construction administration consultant costs and material testing costs, but shall not include MCEO construction administration labor, office support labor, or field office rental costs.

The parties agree to allocate the local agency (non-federally funded) construction engineering costs based on the same ratio as used for the allocation of the construction costs described herein.

VI. **Final Payment.** Upon determination of the final Construction phase cost, the Engineer will establish a final adjustment to the amount prepaid by the City for the Construction phase (either credit or debit), and the Engineer will invoice the City for its net remaining Construction phase share. If the City's net remaining Construction phase cost shows a balance due, the final settlement payment shall be made by the City to the Engineer within 30 days of receipt of the final invoice. If the City's net remaining Construction phase cost shows a surplus, the Engineer will furnish a warrant payable to the City for the final settlement payment within 30 days of issuing the final invoice showing the credit balance.

VII. **Term.** The term of this Agreement shall commence on the date of execution by the County, and shall terminate 90 days after the final settlement payment is received.

VIII. **Modification, Severability, and Governing Law.** This Agreement constitutes the entire understanding between the parties and shall not be modified in any manner except by a written instrument executed by both parties.

This Agreement is governed by the laws of the State of Ohio. If any term or provision of this Agreement, or the application thereof to any person or circumstances shall, to any extent, be invalid or unenforceable, the remainder of this Agreement, or the application of such term or provision to persons or circumstances other than those to which it is held

invalid or unenforceable, shall not be affected thereby, and each term and provision of this Agreement shall be valid and enforced to the fullest extent permitted by law.

IX. **Signatures:** This Agreement shall be signed by the City and returned to the Engineer within thirty (30) days of receipt for final execution, or this Agreement may be cancelled and voided by the Engineer.

IN WITNESS WHEREOF, the parties hereto set their hands this _____ day of _____, 2025.

WITNESS:

_____
Signature

_____
Signature

_____
Signature

_____
Signature

BOARD OF COUNTY COMMISSIONERS
MONTGOMERY COUNTY, OHIO

By _____
Judy Dodge, President

By _____
Carolyn Rice

By _____
Mary A. McDonald

OR

By _____
Michael Colbert, Administrator

APPROVED AS TO FORM:
MATHIAS H. HECK, JR.
Prosecuting Attorney for Montgomery County, Ohio

By _____
Assistant Prosecuting Attorney

Date: _____

WITNESS:

_____
Signature

CITY OF VANDALIA, OHIO

By _____
Signature

Printed Name _____

Title _____

APPROVED AS TO FORM:

_____
Law Director

Date: _____

CERTIFICATION OF FUNDS:

_____
Finance Director

Date: _____

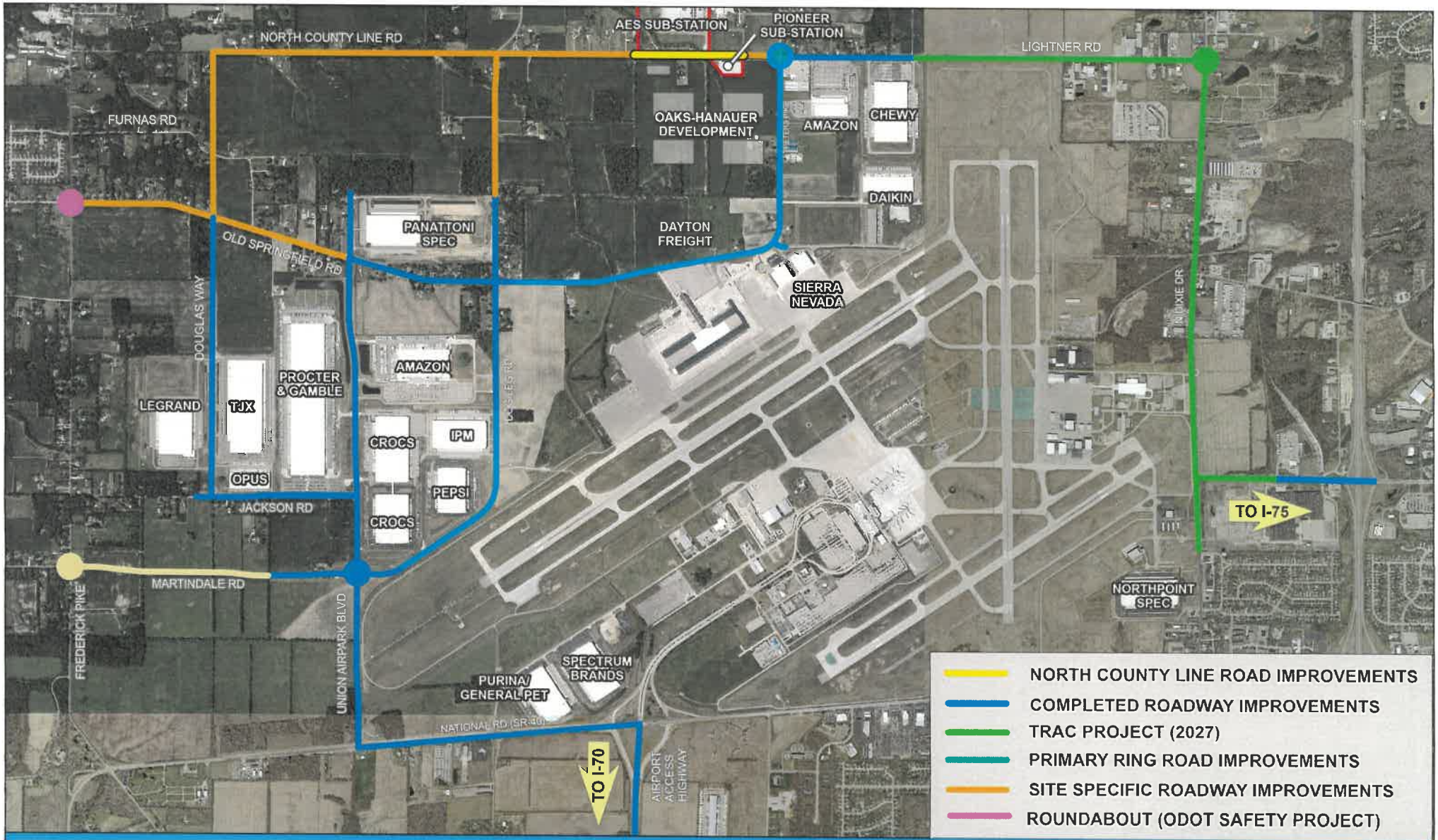
MOT-DIA NORTHEAST LOGISTICS ACCESS

MODEL: CLX_RW_NORTH DIXIE DR - Plan 1 [Sheet] PAPERSIZE: 34x22 [in.] DATE: 4/30/2024 TIME: 11:23:57 AM USER: CWT030
P:\MOT\TM\004_Dixie\115795\400-Engineering\Roadway\Sheets\Exhibits\115795_G8001.dgn

DESIGN AGENCY	DESIGNER	REVIEWER	PROJECT ID	SHEET	TOTAL
CARPENTER MARTY Transportation	KDW	TWG 04/30/24	115795	1	1

PROJECT LOCATION MAP
N. DIXIE DRIVE, NORTHWOODS BOULEVARD, & LIGHTNER ROAD

HORIZONTAL SCALE IN FEET
0 250 500 1000



INDUSTRIAL AIRPARK IMPROVEMENTS

CITY OF VANDALIA

MONTGOMERY COUNTY, OHIO

RESOLUTION 25-R-36

A RESOLUTION AWARDING THE BID AND AUTHORIZING THE PURCHASE OF THREE 2026 FORD UTILITY PATROL VEHICLES REQUESTED BY THE DIVISION OF POLICE FROM BEAU TOWNSEND FORD IN THE AMOUNT OF $147,000 AS THE LOWEST AND BEST BID AND DECLARING THREE EXISTING PATROL VEHICLES BEING REPLACED SURPLUS PROPERTY

WHEREAS, Council has received a memorandum and bid tabulation dated August 12, 2025, from Chief Sucher recommending Council award the bid for three police patrol vehicles; and

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 three 2026 Ford Police Utility Interceptor hybrid AWD patrol vehicles to Beau Townsend Ford at a unit price of $49,000 and the total aggregate amount of $147,000 as the lowest and best bid.

Section 2. Council authorizes the City Manager, or his designee, to execute any and all documents necessary and proper to finalize the purchase transaction for these vehicles.

Section 3. Council declares the three vehicles being replaced as surplus property and approves transferring them to another city department, placing them on GovDeals, or otherwise disposing of them by the City Manager as provided by law after delivery of the new vehicles.

Section 4. It is hereby found and determined that all formal actions of this Council concerning and relating to the passage of this legislation were adopted in an open meeting of this Council and that all deliberations of this Council and of any of its Committees that resulted in such formal action were taken in meetings open to the public and in conformance with all legal requirements including Section 121.22 of the Ohio Revised Code.

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

Passed this 18th day of August 2025.

APPROVED:

_____

Richard Herbst, Mayor

ATTEST:

_____

Kurt E. Althouse, Clerk of Council

Memorandum

To: Kurt E. Althouse, City Manager

From: Brandon Sucher, Police Chief

Date: August 12, 2025

Subject: Bid Recommendation – Three Marked Patrol Vehicles

On Monday, August 11, 2025, at 10:00 am, Captain Krimm opened and read aloud the one (1) bid the city received to purchase three 2026 marked patrol vehicles. SSM Deborah Wright witnessed the bid opening. No members of the public were present for the opening of this bid. Currently we budget for vehicles the year prior to replacement in order to take delivery during the appropriate fleet rotation year and to manage unknown supply chain issues.

Advertising of the Notice to Bidder letter was initiated on July 23, 2025 and the Division sent packets to Beau Townsend Ford, Smedley's Chevrolet, Statewide Ford, Middletown Ford, and Lebanon Ford. The city posted the bid specifications on the city website. At the time of this memo, there are no state bids available for review.

The only bid received was from Beau Townsend Ford. The purchase price per unit contained in the bid was $49,000 per unit for a total cost of $147,000 for three marked patrol vehicles. Beau Townsend also submitted the appropriate bid bond.

City Council budgeted $180,000 for this 2025 capital purchase. The gross purchase price of $147,000 is $33,000 under budget. I recommend we award the bid to Beau Townsend Ford and purchase at the listed price.

BID AMOUNT - $147,000

BUDGETED AMOUNT $180,000

Vandalia ohio
PUBLIC SERVICE

To: Kurt E. Althouse, City Manager
From: Ben Borton, Director of Public Service
Date: July 16, 2025
Subject: Sanitary Sewer Use Ordinance Update

As part of a routine permit review by the Ohio Environmental Protection Agency (OEPA), updates to our Sewer Use Ordinance (Chapter 1044 – Sewers Generally) are required to align with state regulations and current permits through the Tri-Cities North Regional Wastewater Authority (TCA). Similar updates are being made by our TCA partners, Tipp City and Huber Heights. Most changes focus on enhancing and better documenting our industrial pre-treatment standards, including testing, reporting, and inspections. The attached document highlights the final revisions.

I recommend adopting this ordinance to maintain compliance with our wastewater permits.

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

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

CITY OF VANDALIA
MONTGOMERY COUNTY OHIO
ORDINANCE NO. 25-17

AN ORDINANCE REPEALING AND REPLACING IN ITS ENTIRETY CHAPTER 1044 OF THE VANDALIA CODIFIED ORDINANCES TITLED "SEWERS GENERALLY"

WHEREAS, the Ohio Environmental Protection Agency has required certain changes in the Vandalia Code dealing with sewer use in order to be compliant with changes in Federal and State law; and

WHEREAS, in order to comply with such required changes to the law, the City has determined it to be necessary to replace the text of Chapter 1044 "Sewers Generally" in its entirety.

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

Section 1. Chapter 1044 "Sewers Generally" of the Codified Ordinances shall be repealed in its entirety and replaced by the provisions set forth on the attached Exhibit A which is incorporated herein by this reference.

Section 2. Nothing herein shall affect any action or proceeding for the enforcement of any fine or liability accrued or incurred under any provision of Chapter 1044 prior to the effective date of this Ordinance. The enactment of this legislation shall not be construed to relieve any person from punishment for an act committed in violation of any such prior provision, nor to affect an indictment or prosecution therefor. For such purposes, any such provision shall continue in full force notwithstanding its repeal for the purposes of revision and recodification.

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

Section 4. This Ordinance shall take full force and effect from and after the earliest period allowed by law.

Passed this 2nd day of September 2025.

APPROVED:

_____
Richard Herbst, Mayor

ATTEST:

_____
Kurt E. Althouse, Clerk of Council

EXHIBIT A

CHAPTER 1044

Sewers Generally

EDITOR'S NOTE: *Resolution 93-R-34, passed November 1, 1993, adopted sewer service rules and regulations. Copies of such resolution and of the rules and regulations adopted thereby, as well as all amendments thereof, may be obtained, at cost, from the Department of Utilities.*

1044.01 Definitions.

1044.02 Unlawful deposits and discharges; use of public sewers required.

1044.03 Private sewage disposal systems.

1044.04 Building sewers and connections.

1044.05 Regulation of discharges; pretreatment; tests and analyses.

1044.06 Wastewater service charges.

1044.07 Delinquent bills; sanitary sewer fund; records.

1044.08 Destruction of sewage works.

1044.09 Powers and authority of inspectors.

1044.10 Publication of list of persons in significant noncompliance. 1044.11

Wastewater discharge permits.

1044.12 Reporting requirements.

1044.13 Accidental discharges.

1044.14 Changes in discharges.

1044.15 Compliance schedules.

1044.16 Record retention.

1044.17 Confidential information.

1044.18 Suspension of service and permits.

1044.19 Permit revocation.

1044.20 Rules and regulations.

1044.21 Falsifying information. 1044.22

Written notice of violations. 1044.23

Recovery of costs.

1044.24 Legal and equitable remedies.

1044.25 Administrative fines; appeals. 1044.99

Penalty.

CROSS REFERENCES

Compulsory sewer connections - see Ohio R.C. 729.06

Management and control of sewerage system - see Ohio R.C. 729.50

Sewers in annexed territory - see ADM.210.09, 210.10

Water and sewer funds - see ADM. 234.04

Sewers in trailer parks - see B.R. & T.874.09

Sewer permits - see S.U. & P.S. Ch.1040

1044.01 DEFINITIONS.

All terms not defined herein shall be defined as have meaning as set for the in title 40 of the United States Code of Federal Regulations. Unless the context specifically indicates otherwise, as used in this chapter:

(a) "Ammonia nitrogen" means the measure of the ammonia form of nitrogen in a sample in accordance with procedures

set forth in 40 CFR 136.

(b) Act or "the Act." The Federal Water Pollution Control Act, also known as the Clean Water Act, as amended, 33 U.S.C. section 1251 et seq.

(c) "BOD" (denoting biochemical oxygen demand) means the measure of the oxygen equivalent of that portion of the organic matter in a sample that is susceptible to chemical oxidation, in accordance with procedures set forth in 40 CFR 136.

(d) "Charges" are specifically defined as follows:

(1) "Debt service charge" means the amount to be paid each billing period for payment of interest, principal and coverage of outstanding indebtedness.

(2) "Replacement" means expenditures for obtaining and installing equipment, accessories or appurtenances which are necessary during the useful life of the treatment works to maintain the capacity and performance for which such works were designed and constructed.

(3) "Sewer fund" means the principal accounting designation for all revenues received in the operation of the sewerage system.

(4) "Surcharge" means the assessment, in addition to the basic user charge and debt service charge, which is levied on those persons whose wastes are greater in strength than the concentration values established in Section 1044.06.

(5) "Useful life" means the estimated period during which the collection system and/or treatment works will be operated.

(6) "User charge" means that amount, paid by each consumer connected to the sanitary sewerage system, proportionate to the service provided. It shall be a charge levied on users of the treatment works to cover the cost of operation, maintenance and replacement.

(7) "Wastewater service charge" means the charge per quarter or month levied on all users of the wastewater facilities. The service charge shall be computed as outlined in Section 1044.06.

(e) "City Engineer" means the City Engineer of the City of Vandalia.

(f) "District" means the Tri-Cities North Regional Wastewater Authority.

(g) "Garbage" means solid wastes from the domestic and commercial preparation, cooking and dispensing of food, and from the handling, storage and sale of produce, excluding paper products.

(h) "Indirect Discharge or Discharge" means the introduction of pollutants into the POTW from any nondomestic source.

(i) "Industrial wastes" means liquid wastes from industrial manufacturing processes, as distinct from sanitary sewage or waste from commercial or institutional sources.

(j) "Inspector" means an individual employed by or representing the City whose duties include the issuance of appropriate permits and the performance of inspections under this chapter.

(k) National Pretreatment Standards or Standards. Pretreatment Standards shall mean prohibited discharge standards, categorical Pretreatment Standards, and Local Limits.

(l) "Natural outlet" means any outlet, including the outlet of storm sewers, into a watercourse, pond, ditch, lake or other body of surface or ground water, which outlet does not require an NPDES discharge permit.

(m) "Normal domestic sewage" means the spent water of a community, which may be a combination of the liquid and water-carried wastes from residences and from sanitary conveniences from commercial buildings, industrial plants and institutions, together with any ground water, surface water and storm water that may be present.

(n) "NPDES permit" means any permit or equivalent document or requirement issued to regulate the discharge of pollutants pursuant to Section 402 of the Federal Water Pollution Control Act, as amended.

(o) "Operation, maintenance and replacement" (OM&R) means all costs, direct and indirect (other than debt service), necessary to ensure adequate wastewater treatment on a continuing basis, conforming with related Federal, State and local requirements, and ensuring optional long-term facilities management. These costs include administration and replacement as defined in subsection (c) hereof.

(p) "Person" means any individual, firm, company, association, society, corporation or group.

(q) "pH" means the logarithm of the reciprocal of the hydrogen ion concentration in moles per liter.

(r) "Pollutant" is defined as follows:

(1) "Compatible pollutant" means chemical oxygen demand, biochemical oxygen demand, suspended solids, pH and fecal coliform bacteria, plus additional pollutants if the publicly owned treatment works was designed to treat such pollutants and, in fact, does remove such pollutants to a substantial degree. Examples of such additional pollutants may include:

A. Total organic carbon;

B. Phosphorus and phosphorus compounds;

C. Nitrogen and nitrogen compounds; and

D. Fats, oils and greases of animal or vegetable origin, except as otherwise prohibited.

(2) "Incompatible pollutant" means any pollutant which is not a compatible pollutant.

(s) "Pretreatment Requirements." Any substantive or procedural requirement related to pretreatment imposed on a User, other than a Pretreatment Standard.

(t) "Properly shredded garbage" means wastes from the preparation, cooking and dispensing of food that have been shredded to such a degree that all particles will be carried freely under the flow conditions normally prevailing in public sewers, with no particle greater than one-half inch (1.27 centimeters) in any dimension.

(u) "Publicly Owned Treatment Works or POTW." A treatment works, as defined by section 212 of the Act (33 U.S.C. section 1292), which is owned by [the City]. This definition includes any devices or systems used in the collection, storage, treatment, recycling, and reclamation of sewage or industrial wastes of a liquid nature and any conveyances, which convey wastewater to a treatment plant.

(v) POTW Treatment Plant means the Tri-Cities North Regional Wastewater Authority (TCA) located at 3777 Old Needmore Road, Dayton, Ohio which is that portion of the POTW designed to provide treatment of domestic wastewater.

(w) "Sewage" means a combination of water-carried wastes from residences, business buildings, institutions and industrial establishments, together with such ground water, surface and storm water that may be present, but excluding major industrial process wastes.

(x) "Sewage treatment plant" means any arrangement of devices and structures used for treating sewage, and the North Regional Wastewater Treatment Plant of the District.

(y) "Sewage works" means all facilities for collecting, pumping, treating and disposing of sewage.

(z) "Sewer types and appurtenances" are defined as follows:

(1) "Building drain" means that part of the lowest piping of a drainage system which receives the discharge from soil, waste and other drainage pipes inside the walls of the building and conveys it to the building sewer or other approved point of discharge, beginning five feet (1.5 meters) outside the interface of the building wall.

(2) "Building sewer" means the extension from the building drain to the public sewer or other place of disposal.

(3) "Combined sewer" means a sewer which is designed and intended to receive wastewater and storm, surface and ground water drainage.

(4) "Public sewer" means a sewer provided by or subject to the jurisdiction of the City or other public agency. It includes sewers within or outside the City boundaries that serve one or more persons and ultimately discharge into the sanitary sewerage system, even though such sewers may not have been constructed with City funds.

(5) "Sanitary sewer" means a sewer that conveys sewage or industrial wastes, or a combination of both, and into which storm, surface and ground waters or unpolluted industrial wastes are not intentionally admitted.

(6) "Sewer" means a pipe or conduit for conveying sewage or any other waste liquids, including storm, surface and ground water drainage.

(7) "Storm sewer" means a sewer that carries storm, surface and ground water drainage, but excludes sewage and industrial wastes, other than unpolluted cooling water.

(8) "Storm water run-off" means that portion of the precipitation that is drained into the sewers.

(aa) "Shall" is mandatory; "may" is permissive.

(bb) "Significant noncompliance" meaning is provided in paragraphs (1) through (9) of this section:

(1) Chronic violations of wastewater discharge limits, defined here as those in which 66% or more of all of the measurements taken for the same pollutant parameter at any permitted monitoring point during a six-month

period exceed (by any magnitude) a numeric pretreatment standard or requirement, including instantaneous limits.

(2) Technical Review Criteria (TRC) violations, defined here as those in which 33% or more of all of the measurements taken for the same pollutant parameter at any permitted monitoring point during a six-month period equal or exceed the product of the numeric pretreatment standard or requirement including instantaneous limits, multiplied by the applicable TRC (TRC-1.4 for BOD, TSS, fats, oil and grease, and 1.2 for all other pollutants except pH);

(3) Any other violation of a pretreatment standard or requirement as defined by paragraph (N) of rule O.C.3. 745-3-01 of the Ohio administrative Code (daily maximum or longer term average, instantaneous limit, or narrative standard) that the POTW determines has caused, alone or in combination with other discharges, interference or pass through (including endangering the health of POTW personnel or the general public);

(4) Any discharge of a pollutant that has caused imminent endangerment to human health or welfare or to the environment or has resulted in the POTW's exercise of emergency authority to halt or prevent such a discharge;

(5) Failure to meet, within 90 days after the schedule date, a compliance schedule milestone contained in an industrial user permit or enforcement order for starting construction, completing construction, or attaining final compliance;

(6) Failure to provide, within 45 days after the due date, required reports such as baseline monitoring reports, 90-day compliance reports, periodic self-monitoring reports, and reports on compliance with compliance schedules, or any other reports required by the POTW;

(7) Failure to accurately report noncompliance; or

(8) Any other violation or group of violations including a violation of BMP's that the POTW determines adversely affects the operation or implementation of the local pretreatment program.

(9) The term "Significant noncompliance" shall be applicable to all Significant Industrial Users (or and other Industrial User that violates paragraphs (3), (4) or (8) or this definition).

(cc) "Slug load" is a discharge of a non-routine, episodic nature, including but not limited to an accidental spill or a non-customary batch discharge that has a reasonable potential to cause interference or pass through, or in any other way violate the POTW's (Publicly Owned Treatment Works) regulations, local limits or permit conditions.

(dd) "Suspended solids" means solids that either float on the surface of, or are suspended in, water, sewage or other liquids, and which are removable by laboratory filtering, in accordance with 40 CFR 136.

(ee) "User" means a person using the services of the sewage works in one of the following categories:

(1) "Commercial user" means a user engaged in the purchase or sale of goods, the transaction of business or otherwise rendering a service.

(2) "Government user" means a municipality or governmental subdivision or agency existing under Federal or State statute.

(3) "Industrial user" means a user engaged in a manufacturing or processing activity that discharges a trade or process wastewater as a result of such activity. All industrial users shall promptly notify the City in advance of any substantial changes in the volume or character of pollutants in their discharge, including the listed or characteristic hazardous wastes for which the industrial user has submitted initial notification under 40 CFR 403.12(p).

The City may, with the approval of the subdistrict, at any time, on its own initiative or in response to a petition received from an industrial user, determine that a noncategorical industrial user is not a significant industrial user if the industrial user has no reasonable potential to adversely affect the POTW's operation or to violate any pretreatment standard or requirement.

(4) "Institutional user" means a user involved primarily in social, charitable, religious, educational or other special purpose activity.

(5) "Residential user" means a user whose premises are used primarily as a domicile for one or more persons and whose wastes originate from normal living activities.

(6) "Significant industrial user" means:

A. All industrial users subject to categorical pretreatment standards; and

B. Any other industrial user that discharges an average of 25,000 gallons per day or more of process wastewater to the POTW; contributes a process wastestream which makes up five percent or more of the

average dry weather hydraulic or organic capacity of the POTW treatment plant; or has a reasonable potential, in the opinion of the City Engineer, to adversely affect the POTW's operation or to violate any pretreatment standard or requirement.

(ff) "Watercourse" means a channel in which a flow of water occurs, either continuously or intermittently.

(aa) ."Categorical Pretreatment Standard or Categorical Standard" means any regulation containing pollutant discharge limits promulgated by EPA in accordance with sections 307(b) and (c) of the Act (33 U.S.C. section 1317) that apply to a specific category of Users and that appear in 40 CFR Chapter I, Subchapter N, Parts 405-471.

(bb) ."Interference" means a discharge that, alone or in conjunction with a discharge or discharges from other sources, inhibits or disrupts the POTW, its treatment processes or operations or its sludge processes, use or disposal; and therefore, is a cause of a violation of Tri-Cities North Regional Wastewater Authority NPDES permit or of the prevention of sewage sludge use or disposal in compliance with any of the following statutory/regulatory provisions or permits issued thereunder, or any more stringent State or local regulations: section 405 of the Act; the Solid Waste Disposal Act, including Title II commonly referred to as the Resource Conservation and Recovery Act (RCRA); any State regulations contained in any State sludge management plan prepared pursuant to Subtitle D of the Solid Waste Disposal Act; the Clean Air Act; the Toxic Substances Control Act; and the Marine Protection, Research, and Sanctuaries Act.

(cc) "New source" means any building, structure, facility or installation from which there is or may be a discharge of pollutants, the construction of which commenced after the publication of proposed pretreatment standards under Section 307(c) of the Act, which will be applicable to such source if such standards are thereafter promulgated in accordance with that section, provided that:

(1) The building, structure, facility or installation is constructed at a site at which no other source is located;

(2) The building, structure, facility or installation totally replaces the process or production equipment that causes the discharge of pollutants at an existing source; or

(3) The production or wastewater generating process of the building, structure, facility or installation is substantially independent of an existing source at the same site.

(dd) "Pass through" means a discharge which exits the POTW into waters of the United States, in quantities or concentrations which, alone or in conjunction with a discharge or discharges from other sources, is a cause of a violation of any requirement of the POTW's NPDES permit, including an increase in the magnitude or duration of a violation.

(ee) "Best Management Practices (BMPs)" means schedules of activities, prohibitions of practices, maintenance procedures and other management practices to implement the prohibitions listed in the Ohio Administrative Code 3745-3-04. "BMPs" also include treatment requirements, operating procedures, and practices to control plant site runoff, spillage or leaks, sludge or waste disposal, or drainage from raw materials storage.

(Ord. 86-08. Passed 5-19-86; Ord. 91-07. Passed 3-18-91; Ord. 92-19. Passed 9-21-92; Ord. 05-09. Passed 3-21-05; Ord. 07-19. Passed 11-19-07; Ord. 09-07. Passed 5-4-09.)

1044.02 UNLAWFUL DEPOSITS AND DISCHARGES; USE OF PUBLIC SEWERS REQUIRED.

(a) No person shall place, deposit or permit to be deposited, in any unsanitary manner on public or private property in the City or in any area under the jurisdiction of the City, any human or animal excrement, garbage or other objectionable waste. No person shall discharge to any natural outlet in the City or to any area under the jurisdiction of the City, any sewage or other polluted waters, except where suitable treatment has been provided in accordance with this chapter and within the constraints established by the NPDES permit issued for such discharge.

(b) Except as hereinafter provided, no person shall construct or maintain any privy, privy vault, septic tank, cesspool or other facility intended or used for the disposal of sewage.

The owner of a house, building or property used for human occupancy, employment, recreation or other purpose, situated in the City and abutting on any street, alley or right of way in which there is now located or may in the future be located a public sanitary sewer, is hereby required, at his or her expense, to install suitable toilet facilities therein, and to connect such facilities directly with the proper public sewer in accordance with this chapter within ninety days after date of official notice to do so, provided that such public sewer is available for use by such house, building or property. (Ord. 86-08. Passed 5-19- 86.)

(c) Discharges of trucked or hauled waste are prohibited except at specific discharge points designated by the POTW.

(d) No significant industrial user shall discharge any sewage to a public sanitary sewer if not in possession of a valid industrial user waste discharge permit issued by the City. (Ord. 91-08. Passed 3-18-91.)

1044.03 PRIVATE SEWAGE DISPOSAL SYSTEMS.

(a) Where a public sanitary sewer is not available under Section 1044.02(d), the building sewer shall be connected to a private sewage disposal system complying with this section.

(b) Before commencement of construction of a private sewage disposal system, the owner shall first obtain a written permit from the City. In addition, the owner shall secure a permit from the County/City Health Department and shall conform to its rules and regulations.

(c) A permit for a private sewage disposal system shall not become effective until the installation is completed to the satisfaction of the inspector. He or she shall be allowed to inspect the work at any stage of construction and, in any event, the applicant for the permit shall notify the inspector when the work is ready for final inspection and before any underground portions are covered.

(d) The type, capacity, location and layout of a private sewage disposal system shall comply with all requirements of the Ohio Environmental Protection Agency and local health departments. No permit shall be issued for any private sewage disposal system employing subsurface soil absorption facilities where the area of the lot is less than one-half acre. No septic tank shall be permitted to directly discharge to any natural outlet.

(e) When a public sewer system becomes available to property served by a private sewage disposal system, as provided in Section 1044.02(d), a direct connection shall be made to the public sewer, in compliance with this chapter, when any septic tank, cesspool and similar private sewage disposal facility fails to function properly.

(f) The owner shall operate and maintain the private sewage disposal facility in a sanitary manner at all times, at no expense to the City.

(g) No statement contained in this section shall be construed to interfere with any additional requirements that may be imposed by the Health Officer.

(Ord. 86-08. Passed 5-19-86.)

1044.04 BUILDING SEWERS AND CONNECTIONS.

(a) No unauthorized person shall uncover, make any connection with or opening into, use, alter or disturb any public sewer or appurtenance thereof without first obtaining a written permit therefor from the City.

(b) All disposal by any person into the sewerage system is unlawful, except those discharges in compliance with Federal standards promulgated pursuant to the Federal Water Pollution Control Act, as amended, and more stringent State and local standards.

(c) There shall be two classes of building sewer permits, one for residential and commercial service and one for service to establishments producing industrial wastes. In either case, the owner or his or her agent shall make application on a special form furnished by the City. The permit application shall be supplemented by any plans, specifications or other information considered pertinent in the judgment of the City Engineer. A permit and inspection fee, in accordance with Section 1040.02, shall be paid to the City at the time the application is filed.

(d) An industrial user, as a condition of permit authorization, shall provide information describing its wastewater constituents, characteristics and type of activity.

(e) A building sewer permit will be issued and a sewer connection shall be allowed only if it can be demonstrated that the downstream sewerage facilities, including sewers, pump stations and wastewater treatment facilities, have sufficient reserve capacity to adequately and efficiently handle the additional anticipated waste load.

(f) All costs and expenses incidental to the installation and connection of the building sewer shall be borne by the owner. The owner shall indemnify the City from any loss or damage that may, directly or indirectly, be occasioned by the installation of the building sewer.

(g) A separate and independent building sewer shall be provided for every building. However, where one building stands at the rear of another on an interior lot and no private sewer is available or can be constructed to the rear building through an adjoining alley, court, yard or driveway, the building sewer from the front building may be extended to the rear building and the whole considered as one building sewer.

(h) Old building sewers may be used in connection with new buildings only when they are found, on examination and test by the City Engineer, to meet all requirements of this chapter.

(i) The size, slope, alignment and materials of construction of a building sewer, and the methods to be used in excavating, placing the pipe, jointing, testing and backfilling the trench, shall conform to the requirements of the Building and Housing

Code or other applicable rules and regulations of the City. In the absence of code provisions or in amplification thereof, the materials and procedures set forth in appropriate specifications of the American Society for Testing and Materials (ASTM) and Water Pollution Control Federation (WPCF) Manual of Practice No. 9shall apply.

(j) Whenever possible, the building sewer shall be brought to the building at an elevation below the basement floor. In all buildings in which any building drain is too low to permit gravity flow to the public sewer, sanitary sewage carried by such building drain shall be lifted by an approved means and discharged to the building sewer.

(k) The connection of the building sewer into the public sewer shall conform to the requirements of the Building and Housing Code or other applicable rules and regulations of the City, or to the procedures set forth in appropriate specifications of the ASTM and WPCF Manual of Practice No. 9. All such connections shall be made gastight and watertight. Any deviation from the prescribed procedures and materials shall be approved by the inspector before installation.

(l) The applicant for the building sewer permit shall notify the inspector when the building sewer is ready for inspection and connection to the public sewer. The connection shall be made under the supervision of the inspector or his or her representative.

(m) All excavations for building sewer installation shall be adequately guarded with barricades and lights so as to protect the public from hazards. Streets, sidewalks, parkways and other public property disturbed in the course of the work shall be restored in a manner satisfactory to the City.

(Ord. 86-08. Passed 5-19-86.)

1044.05 REGULATION OF DISCHARGES; PRETREATMENT; TESTS AND ANALYSES.

(a) No person shall discharge or cause to be discharged any storm water, surface water, ground water, roof run-off, subsurface drainage, uncontaminated cooling water or unpolluted industrial process water to any sanitary sewer.

(b) Storm water and all other unpolluted drainage shall be discharged to such sewers as are specifically designated as storm sewers, or to a natural outlet approved by the inspector. Industrial cooling water or unpolluted process water may be discharged, on approval of the inspector and upon the issuance of a NPDES permit, to a storm sewer or natural outlet.

(c) General Prohibitions. No User shall introduce or cause to be introduced into the POTW any pollutant or wastewater which causes Pass Through or Interference. These general prohibitions apply to all Users of the POTW whether or not they are subject to categorical Pretreatment Standards or any other National, State, or local Pretreatment Standards or Requirements.

(d) No person shall discharge or cause to be discharged any of the following described waters or wastes to any public sewer:

(1) Any gasoline, benzene, naphtha, fuel oil or other flammable or explosive material or volatile liquid;

(2) Any waters or wastes containing toxic or poisonous pollutants in sufficient quantity, either singly or by interaction with other pollutants, to injure or interfere with any sewage treatment process, constitute a hazard to humans or animals, create a public nuisance, create any hazard or toxic effect in the receiving waters of the sewage treatment plant or exceed the limitations set forth in the categorical pretreatment standards of the Act. A toxic pollutant shall include, but not be limited to, any pollutant identified pursuant to Section 307 (a) of the Act.

(3) Any waters or wastes having a pH lower than 6.0 S.U. (Standard Units) or greater than 9.0 S.U., unless otherwise permitted by the City, or having any other corrosive property capable of causing damage or hazard to structures, equipment and personnel of the sewage works;

(4) Solid or viscous substances in such quantities or of such size as are capable of causing obstruction to the flow in sewers or other interference with the proper operation of the sewage works. Such substances include, but are not limited to, ashes, cinders, sand, mud, straw, shavings, metal, glass, rags, feathers, tar, plastics, wood, underground garbage, whole blood, paunch manure, hair and fleshings, entrails and paper dishes, cups, milk containers, etc., either whole or ground by garbage grinders. Also included are any materials which, by reason of mixture or interaction, tend to cause obstruction or otherwise interfere with the operation of the sewage works.

(5) Pollutants which create a fire or explosion hazard in the POTW, including, but not limited to, wastestreams with a closed cup flashpoint of less than 140 degrees Fahrenheit or sixty degrees Centigrade using the test method specified in 40 CFR 261.21;

(6) Pollutants which result in the presence of toxic gases, vapors or fumes within the POTW in a quantity that may cause acute worker health and safety problems.

(e) No person shall discharge or cause to be discharged the following described substances, materials, waters or wastes if it appears likely that such wastes can harm either the sewers, sewage treatment processes or equipment, have an adverse

effect on the receiving stream, otherwise endanger life, limb or public property, or constitute a nuisance. In forming an opinion as to the acceptability of these wastes, consideration will be given to such factors as the quantities of subject wastes in relation to flows and velocities in the sewers, materials of construction of the sewers, the nature of the sewage treatment process, the capacity of the sewage treatment plant, the degree of treatability of wastes in the sewage treatment plant and other pertinent factors. Prohibited substances include:

(1) Any liquid or vapor having a temperature higher than 150 degrees Fahrenheit (sixty-five degrees Centigrade), but in no case heat in amounts which will inhibit biological activity in the POTW, thus resulting in interference, or heat in such quantities that the temperature at the POTW treatment plant exceeds 104 degrees Fahrenheit (forty degrees Centigrade).

(2) Any water or waste containing fats, wax, grease or oils, whether emulsified or not, in excess of 100 mg/l, unless otherwise permitted by the City, or containing substances which may solidify or become viscous at temperatures between 32 and 150 degrees Fahrenheit (0 and 65 degrees Centigrade). Discharges of petroleum oil, nonbiodegradable cutting oil or products of mineral oil origin are prohibited if discharged in amounts that can pass through or cause interference;

(3) Any garbage that has not been properly shredded. The installation and operation of any garbage grinder equipped with a motor of three-fourths horsepower (0.76 hp metric) or greater shall be subject to the review and approval of the City.

(4) Any waters or wastes containing acid iron pickling wastes, or concentrated plating solutions, whether neutralized or not, without prior approval by the City;

(5) Any waters or wastes containing iron, chromium, copper, zinc and similar objectionable or toxic substances, or wastes exerting an excessive chlorine requirement to such a degree that any such material received in the composite sewage at the sewage treatment works exceeds the limits established by the City for such materials;

(6) Any waters or wastes containing phenols or other taste or odor-producing substances, in such concentrations exceeding limits which may be established by the City as necessary, after treatment of the composite sewage, to meet the requirements of the State, Federal or other public agencies of jurisdiction for such discharge to the receiving waters;

(7) Any radioactive wastes or isotopes of such a half-life or concentration as may exceed established limits in compliance with applicable State or Federal regulations;

(8) Materials which exert or cause:

A. Unusual concentrations of inert suspended solids (such as, but not limited to, Fullers earth, lime slurries and lime residues) or of dissolved solids (such as, but not limited to, sodium chloride and sodium sulfate);

B. Excessive discoloration (such as, but not limited to, dye wastes and vegetable tanning solutions);

C. Unusual BOD, chemical oxygen demand or chlorine requirements in such quantities as to constitute a significant load on the sewage treatment works; or

D. Unusual volumes of flow or concentration of wastes constituting slugs;

(9) Waters or wastes containing substances which are not amenable to treatment or reduction by the sewage treatment processes employed, or which are amenable to treatment only to such a degree that the sewage treatment plant effluent cannot meet the requirements of other agencies having jurisdiction over discharge to the receiving waters; or

(10) Any wastewater that causes the receiving plant to violate the conditions of its NPDES permit.

(f) If any waters or wastes are discharged, or are proposed to be discharged, to the public sewers, which waters or wastes contain the substances or possess the characteristics enumerated in this section, and which waters or wastes may have a deleterious effect upon the sewage works, processes, equipment or receiving waters, or otherwise create a hazard to life or constitute a public nuisance, the City may:

(1) Reject the wastes;

(2) Require pretreatment to an acceptable condition for discharge to the public sewers;

(3) Require control over the quantities and rates of discharge; and/or

(4) Require payment to cover the added cost of handling and treating the wastes not covered by existing taxes or sewer charges under Section 1044.06.

If the City permits the pretreatment or equalization of waste flows, the design and installation of the plants and equipment shall be subject to the review and approval of the City and to the requirements of all applicable codes, ordinances and laws.

(g) Grease, oil and sand interceptors shall be provided when they are necessary for the proper handling of liquid wastes containing grease in excessive amounts, or any flammable wastes, sand or other harmful ingredients. However, such interceptors shall not be required for private living quarters or dwelling units. All interceptors shall be of a type and capacity approved by the County/City and shall be located as to be readily and easily accessible for cleaning and inspection.

(h) Where preliminary treatment or flow-equalizing facilities are provided for waters or wastes, they shall be maintained continuously in satisfactory and effective operation by the owner at his or her expense.

(i) When required by the City, the owner of any property serviced by a building sewer carrying industrial wastes shall install a suitable control manhole, together with such meters and other appurtenances in the building sewer as are necessary to facilitate observation, sampling and measurement of the wastes. Such manhole, when required, shall be accessibly and safely located and shall be constructed in accordance with plans approved by the City. The manhole shall be installed by the owner at his or her expense and shall be maintained by him or her so as to be safe and accessible at all times.

(j) All measurements, tests and analyses of the characteristics of waters and wages to which reference is made in this chapter shall be determined in accordance with 40 CFR, Part 136, and shall be determined at the control manhole provided or upon suitable samples taken at such control manhole. If no special manhole has been required, the control manhole shall be considered to be the nearest downstream manhole in the public sewer from the point at which the building sewer is connected. Sampling shall be carried out by customarily accepted methods to reflect the effect of constituents upon the sewage works and to determine the existence of hazards to life, limb and property.

(1) Samples collected to satisfy reporting requirements must be based on data obtained through appropriate sampling and analysis performed during the period covered by the report, based on data that is representative of conditions occurring during the reporting period.

(2) The user must collect wastewater samples using 24-hour flow-proportional composite sampling techniques, unless time-proportional composite sampling or grab sampling is authorized by the POTW. Where time-proportional composite sampling or grab sampling is authorized by the City, the samples must be representative of the discharge. Using protocols (including appropriate preservation) specified in 40 C.F.R. Part 136 and appropriate EPA guidance, multiple grab samples collected during a 24-hour period may be composited prior to the analysis as follows: for cyanide, total phenols, and sulfides the samples may be composited in the laboratory or in the field; for volatile organics and oil and grease, the samples may be composited in the laboratory. Composite samples for other parameters unaffected by the compositing procedures as documented in approved EPA methodologies may be authorized by the City as appropriate. In addition, grab samples may be required to show compliance with Instantaneous Limits.

(3) Samples for oil and grease, temperatures, pH, cyanide, total phenols, sulfides, and volatile organic compounds must be obtained using grab collection techniques.

(4) For sampling required in support of baseline monitoring and 90-day compliance reports, a minimum of four grab samples must be used for pH, cyanide, total phenols, oil and grease, sulfide and volatile organic compounds for facilities for which historical sampling data do not exist; for facilities for which historical sampling data are available, the POTW may authorize a lower minimum. For these reports, the user is required to collect the number of grab samples necessary to assess and assure compliance with applicable pretreatment standards and requirements.

(k) No statement contained in this section shall be construed as preventing any special agreement or arrangement between the City and any industrial concern whereby an industrial waste of unusual strength or character may be accepted by the City for treatment, subject to payment of a surcharge based on the strength and character of the waste, provided that such payment is in accordance with Federal and State guidelines for user charge systems and industrial cost recovery systems. No agreement shall be made which violates any State or Federal standard or requirements, including categorical pretreatment standards.The City may reject any industrial waste which may not be compatible with the treatment process or the sewage works. Further, the City may require pretreatment of industrial wastes if deemed necessary, and may impose a surcharge commensurate with any added difficulty or added direct cost associated with an industrial waste.

(l) No industrial user shall ever increase the use of process water, or in any other way attempt to dilute a discharge as a partial or complete substitute for adequate treatment to achieve compliance with a pretreatment standard or requirement. This subsection shall not prohibit the use of equalization tanks utilized to regulate flows.

(m) National categorical pretreatment standards, as promulgated by the United States Environmental Protection Agency

(USEPA) pursuant to the Act, shall be met by all industrial users who or which are subject to such standards.

(n) State requirements and limitations on discharges to the POTW shall be met by all dischargers who or which are subject to those standards in any instance in which such standards are more stringent than Federal requirements and limitations, the requirements of this chapter or the requirements of any other applicable ordinance.

(o) Local Limits

(1) The City is authorized to establish Local Limits pursuant to 40 CFR 403.5(c).

(2) As specified in the current, approved and amended pretreatment program for TCA , limitations for specific pollutants have been established and shall be abided by all users of the POTW. A listing of such limitations is available from the City upon request.

(3) The City may develop Best Management Practices (BMPs), by ordinance, in individual wastewater discharge permits or general permits, to implement Local Limits and the requirements of this section.

(p) No discharger shall discharge or cause to be discharged into the sewer water any pollutants in concentrations above those specifically permitted in a wastewater discharge permit issued by the City. Discharge permits shall impose maximum discharge concentration limits or mass-based limits where appropriate and except as allowed in 1044.05(o)(1) through (8) below. In the absence of such specific wastewater discharge permit conditions, no person shall discharge wastewater containing pollutants in excess of the limits specified in the subdistrict's approved and amended pretreatment program for the North Regional Wastewater Treatment Plant. A list of such limitations shall be provided by the City, upon request.

(1) When the limits in a categorical pretreatment standard are expressed only in terms of mass of pollutant per unit of production, the POTW may convert the limits to equivalent limitations expressed either as mass of pollutant discharged per day or effluent concentration for purposes of calculating effluent limitations applicable to individual industrial users.

(2) When wastewater subject to a categorical pretreatment standard is mixed with wastewater not regulated by the same standard, the POTW shall impose an alternate limit in accordance with 40 C.F.R. 403.6(e).

(3) A categorical industrial user may obtain a net/gross adjustment to a categorical pretreatment standard in accordance with the following paragraphs of this section.

A. Categorical pretreatment standards may be adjusted to reflect the presence of pollutants in the Industrial User's intake water in accordance with this section. Any industrial user wishing to obtain credit for intake pollutants must make application to the POTW. Upon request of the industrial user, the applicable standard will be calculated on a "net" basis (meaning, adjusted to reflect credit for pollutants in the intake water) if the following requirements are met.

1. Either the applicable categorical pretreatment standards contained in 40 C.F.R. subchapter N specifically provide that they shall be applied on a net basis or the industrial user demonstrates that the control system it proposes or used to meet applicable categorical pretreatment standards would, if properly installed and operated, meet the standards in the absence of pollutants in the intake water.

2. Credit for generic pollutants such as biochemical oxygen demand (BOD), total suspended solids (TSS), and oil and grease should not be granted unless the industrial user demonstrates that the constituents of the generic measure in the user's effluent are substantially similar to the constituents of the generic measure in the intake water or unless appropriate additional limits are placed on process water pollutants either at the outfall or elsewhere.

3. Credit shall be granted only to the extent necessary to meet the applicable categorical pretreatment standard(s), up to a maximum value equal to the influent value. Additional monitoring may be necessary to determine eligibility for credits and compliance with standard(s) adjusted under this section.

4. Credit shall be granted only if the user demonstrates that the intake water is drawn from the same body of water into which the POTW discharges. The POTW may waive this requirement if it finds that no environmental degradation will result.

(4) When a categorical pretreatment standard is expressed only in terms of pollutant concentrations, an industrial user may request that the POTW convert the limits to equivalent mass limits. The determination to convert concentration limits to mass limits is within the discretion of the POTW. The POTW may establish equivalent mass limits only if the industrial user meets all the conditions set forth in Section 1044.05(o)(4)A. through E.

A. Employ, or demonstrate that it will employ, water conservation methods and technologies that substantially reduce water use during the term of its individual wastewater discharge permit;

B. Currently use control and treatment technologies adequate to achieve compliance with the applicable categorical pretreatment standard, and not have used dilution as a substitute for treatment;

C. Provide sufficient information to establish the facility's actual average daily flow rate for all wastestreams, based on data from a continuous effluent flow monitoring device, as well as the facility's long-term average production rate. Both the actual average daily flow rate and the long-term average production rate must be representative of current operating conditions;

D. Not have daily flow rates, production levels, or pollutant levels that vary so significantly that equivalent mass limits are not appropriate to control the discharge; and

E. Have consistently complied with all applicable categorical pretreatment standards during the period prior to the industrial user's request for equivalent mass limits.

F. An industrial user subject to equivalent mass limits must:

1. Maintain and effectively operate control and treatment technologies adequate to achieve compliance with the equivalent mass limits;

2. Continue to record the facility's flow rates through the use of a continuous effluent flow monitoring device;

3. Continue to record the facility's production rates and notify the POTW whenever production rates are expected to vary by more than 20% from its baseline production rates.

4. Continue to employ the same or comparable water conservation methods and technologies as those implemented pursuant to those in division (o)(4)A. of this section so long as it discharges under an equivalent mass limit.

G. When developing equivalent mass limits, the POTW:

1. Will calculate the equivalent mass limits by multiplying the actual average daily flow rate of the regulated process(es) of the industrial user by the concentration-based daily maximum and monthly average standard for the applicable categorical pretreatment standard and the appropriate unit conversion factor;

2. Upon notification of a revised production rate, will reassess the equivalent mass limit and recalculate the limit as necessary to reflect changed conditions at the facility; and

3. May retain the same equivalent mass limit in subsequent individual wastewater discharger permit terms if the industrial user's actual average daily flow rate was reduced solely as a result of the implementation of water conservation methods and technologies, and the actual average daily flow rates used in the original calculation of the equivalent mass limits were not based on the use of dilution as a substitute for treatment. The industrial user must also be in compliance with Section 1044.13(f) regarding the prohibition of bypass.

(5) The POTW may convert the mass limits of the categorical pretreatment standards of 40 C.F.R. Parts 414, 419, and 455 to concentration limits for purposes of calculating limitations applicable to individual industrial users. The conversion is at the discretion of the POTW.

(6) Once included in its permit, the industrial user must comply with the equivalent limitations developed in this section in lieu of the promulgated categorical standards from which the equivalent limitations were derived.

(7) Many categorical pretreatment standards specify one limit for calculating maximum daily discharge limitations and a second limit for calculating maximum monthly average, or four-day average, limitations. Where such standards are being applied, the same production or flow figure shall be used in calculating both the average and the maximum equivalent limitation.

(8) Any industrial user operating under a permit incorporating equivalent mass or concentration limits calculated from a production-based standard shall notify the POTW within two business days after the user has a reasonable basis to know that the production level will significantly change within the next calendar month. Any user not notifying the POTW of such anticipated change will be required to meet the mass or concentration limits in its permit that were based on the original estimate of the long term average production rate.

(q) Non-Significant Categorical User. The POTW may determine that an industrial user subject to categorical pretreatment

standards is a non-significant categorical industrial user rather than a significant categorical industrial user on a finding that the industrial user never discharges more than 100 gallons per day (GPD) of total categorical wastewater (excluding sanitary, non-contact cooling and boiler blow down wastewater, unless specifically included in the pretreatment standard) and the following conditions are met:

(1) The industrial user, prior to the POTW's finding, has consistently complied with all applicable categorical pretreatment standards and requirements;

(2) The industrial user annually submits the following certification statement, signed in accordance with the signatory requirements in section 1044.12(d), together with any additional information necessary to support the certification statement.

Based on my inquiry of the person or persons directly responsible for managing compliance with the categorical Pretreatment Standards under 40 CFR ____, I certify that, to the best of my knowledge and belief that during the period from _____, _____ to _____, _____ [months, days, year]:

(a) The facility described as _____ [facility name] met the definition of a Non-Significant Categorical Industrial User as described in Section 1044.05(q);

(b) The facility complied with all applicable Pretreatment Standards and requirements during this reporting period; and (c) the facility never discharged more than 100 gallons of total categorical wastewater on any given day during this reporting period.

This compliance certification is based on the following information:

_____

_____

(3) The industrial user never discharges any untreated concentrated wastewater.

(4) If the IU is located upstream of a combined or sanitary sewer overflow the following additional requirements must be met of the application of this classification:

A. The IU cannot discharge wastewater that is regulated by categorical pretreatment standards or;

B. Must not have been in significant noncompliance at any time in the past two years.

C. Procedures for categorization of an IU as a non-significant categorical industrial user and the issues related to combined sewer overflows must be addressed through either the long term control plan, approved combined system operation plan implementing the nine minimum controls, or the program modification request.

(5) The POTW must evaluate and document, at least once per year, whether the industrial user continues to meet the requirements for the classification.

(6) Upon a finding that a user meeting the criteria in Section 1044.05(p)(1) through (4) has no reasonable potential for adversely affecting the POTW's operation or for violating any pretreatment standard or requirement, the POTW may at any time on its own initiative or in response to a petition received from an industrial user, and in accordance with procedures in 40 C.F.R. 403.8(f)(6), determine that such user should not be considered a significant industrial user.

(r) Mid-Tier Categorical Industrial Users. A categorical industrial user may be considered a mid-tier categorical industrial user.

(1) This classification requires that the IU does not discharge total categorical wastewater that exceeds:

A. Zero point zero one percent (0.01%) of the design dry weather hydraulic capacity of the POTW;

B. Five thousand gallons per day of total categorical wastewater;

C. Zero point zero one percent (0.01%) of the design dry weather organic treatment capacity of the POTW; and

D. Zero point zero percent (0.01%) of the maximum allowable headworks loading for any pollutant regulated by the applicable categorical pretreatment standards for which a local limit has been developed.

(2) The IU's flow must be measured by a continuous effluent flow monitoring device unless the IU discharges in batches.

(3) The IU must not have been in significant noncompliance for any time in the past two years.

(4) The daily flow rates, production levels, or pollutant levels of the IU cannot vary so significantly that decreasing the reporting requirement would result in data that are not representative of conditions occurring during the reporting period.

(5) If the IU is located upstream of a combined or sanitary sewer overflow, procedures for categorization of an IU as a mid-tier categorical industrial user and the issues related to combined and sanitary sewer overflows must be addressed through either:

A. The long-term control plan;

B. Approved combined sewer system operation plan implementing the nine minimum controls; or

C. The program modification request.

(6) Any IU classified as a mid-tier categorical industrial user will be required to be inspected and the effluent randomly sampled and analyzed by the POTW at least once every two years. If the IU no longer meets the criteria for being classified as a mid-tier categorical industrial user the POTW must immediately begin inspecting the IU and monitoring the effluent at the frequency set by the POTW's pretreatment program.

(7) As a mid-tier categorical industrial user the control authority may reduce the IU's reporting frequency to no less than once a year unless required more frequently by the categorical pretreatment standard or the Director of the Ohio EPA.

(8) If the IU no longer meets the criteria for being classified as a mid-tier categorical industrial user the IU must immediately begin monitoring the effluent and complying with the minimum reporting requirements at the frequency set by the POTW's pretreatment program.

(s) Monitoring Waivers. The POTW may authorize, at its discretion, an industrial user subject to a categorical pretreatment standard, except for centralized waste treatment facilities regulated by and defined in 40 C.F.R. 437, to forego sampling of a pollutant regulated by a categorical pretreatment standard.

(1) Monitoring waivers do not apply to pollutants where certifications processes and requirements are established by the POTW or by categorical pretreatment standards (e.g. a Total Organics Management Plan's certification alternative to sampling) unless allowed for by the applicable categorical pretreatment standard.

(2) If a waived pollutant is found to be present or is expected to be present based on changes that occur in the IU's operations, the user shall be required to immediately notify the POTW in writing and start monitoring the pollutant at the frequency specified in the POTW's pretreatment program.

(3) The monitoring waiver applies only to IU self-monitoring and does not remove the POTW's obligations for IU monitoring for that parameter; however, the waiver can be extended to POTW monitoring done to satisfy IU self-monitoring.

(4) In making its request for a pollutant monitoring exemption, the industrial user must demonstrate through sampling an other technical factors that the pollutant is neither present nor expected to be present in the discharge, or is present only at background levels from intake water and without any increase in the pollutant due to activities of the industrial user. The industrial user must provide data from at least one sampling of the facility's process wastewater prior to treatment present at the facility that is representative wastewater from all processes. Non-detectable sample results may only be used as a demonstration that a pollutant is not present if the USEPA approved analytical method form 40 C.F.R. 136 with the lowest method detection limit for that pollutant was used.

(5) Waivers are valid only for the duration of the effective period of the IU's control mechanism and, in no case, longer than five years. The IU must submit a new request for the waiver before the waiver can be granted for each subsequent control mechanism.

(6) The request for a monitoring waiver shall be signed by an authorized representative of the industrial user in accordance with paragraph (F) of O.A.C. rule 3745-3-06, and it must include the certification statement in 40 C.F.R. 403.6(a) (2)(ii).

(7) The POTW shall include any monitoring waiver as a condition in the industrial user's control mechanism. The supporting reason(s) for a monitoring waiver and the information submitted by the user in its request shall be maintained in the industrial user's file by the POTW for three years after expiration of the waiver.

(8) Upon approval of the monitoring waiver and revision of the IU's control mechanism by the POTW, the IU shall certify on each self-monitoring report with the following statement: "Based on my inquiry of the person or persons

directly responsible for managing compliance with the pretreatment standards under 40 C.F.R. [specific national pretreatment standard part], I certify that, to the best of my knowledge and belief, there has been no increased in the level of [listed pollutant] in the wastewaters due to the activities at the facility since the submittal of the last periodic report under paragraph (E) of rule 3745-3-06 of the Ohio Administrative Code."

(t) If sampling performed by a User indicates a violation, the User must notify the City within twenty-four (24) hours of becoming aware of the violation. The User shall also repeat the sampling and analysis and submit the results of the repeat analysis to the City within thirty (30) days after becoming aware of the violation. Resampling by the Industrial User is not required if the City performs sampling at the User's facility at least once a month, or if the City performs sampling at the User between the time when the initial sampling was conducted and the time when the User or the City receives the results of this sampling, or if the City has performed the sampling and analysis in lieu of the Industrial User.

(Ord. 86-08. Passed 5-19-86; Ord. 89-24. Passed 1-2-90; Ord. 91-07. Passed 3-18-91; Ord. 91-08. Passed 3-18-91; Ord. 92-19. Passed 9-21-92; Ord. 07-19. Passed 11-19-07; Ord. 09-07. Passed 5-4-09.)

1044.06 WASTEWATER SERVICE CHARGES.

(a) Basis for Wastewater Service Charges. The wastewater service charge for use of the public sewers and for services supplied by or through the City shall consist of a charge for collection and a charge for treatment. These charges shall be established to defray the cost of administration, operation, maintenance and major replacement and debt service.

(b) Collection System Charge. The collection system charge shall consist of a minimum charge, plus a use charge based on flow. Notwithstanding anything in section 1044.06 to the contrary, in the event that City provided water services has been turned off at the request of the property owner, there shall be no monthly minimum collection system charge.

(c) Treatment System Charge. The treatment system charge for normal domestic sewage and for discharges that are less than 240 mg/l BOD, less than 240 mg/l suspended solids and less than 36 mg/l ammonia nitrogen and that contain no incompatible pollutants shall consist of a flow charge.

The treatment system charge for wastewater that is greater than 240 mg/l BOD, 240 mg/l suspended solids or 36 mg/l ammonia nitrogen shall consist of a flow charge and a surcharge, as applicable.

(d) Rates. For purposes provided for in subsection (a) hereof, there is hereby levied and assessed upon each lot, parcel of land, building or premises having any sewer connection with the sanitary sewerage system, or otherwise discharging sewage, industrial wastes, water or other liquids, either directly or indirectly, into the municipal sanitary sewerage system, a sewerage service charge or rental, payable as hereinafter provided and in an amount determined as follows:

(1) For any lot, parcel of land, building or premises situated in the City, and having any connection with the municipal sanitary sewerage system or otherwise discharging sanitary sewage, industrial waste, water or other liquids, either directly or indirectly, into the municipal sanitary sewerage system, a charge or rental shall be based upon the quantity of water used as measured by the municipal water meter used. The charge shall be made monthly or otherwise, at the discretion of Council.

A. Schedule of sewer charges for the first 2,500 gallons:

METER SIZE IN INCHES	*2023*	*2024*	*2025*	*2026*	*2027*
5/8	$3.87	$5.81	$7.55	$9.43	$11.79
3/4	$3.87	$5.81	$7.55	$9.43	$11.79
1	$8.33	$12.50	$16.24	$20.30	$25.38
1½	$8.33	$12.50	$16.24	$20.30	$25.38
2	$14.74	$22.11	$28.74	$35.93	$44.91
3	$21.16	$31.74	$41.26	$51.58	$64.47
4	$27.55	$41.33	$53.72	$67.15	$83.94
6	$33.93	$50.90	$66.16	$82.70	$103.38
8	$40.37	$60.56	$78.72	$98.40	$123.00
10	$46.78	$70.17	$91.22	$114.03	$142.53

Thereafter, in addition to the above charge, the following rate (per 1,000 gallons of water) shall be assessed:

	2023	2024	2025	2026	2027
Next 30,833 gallons	$1.77	$2.66	$3.45	$4.31	$5.39
Next 133,333 gallons	$1.30	$1.95	$2.54	$3.17	$3.96
Next 833,333 gallons	$0.53	$0.80	$1.03	$1.29	$1.61
Over 1,000,000 gallons	$0.35	$0.53	$0.68	$0.85	$1.07

The charge levied by or pursuant to this chapter shall be billed monthly.

B. Schedule of charges for collection of waste water treatment for the first 2,500 gallons:

METER SIZE IN INCHES	2023	2024	2025	2026	2027
5/8	$7.70	$11.55	$15.02	$18.77	$23.46
3/4	$7.70	$11.55	$15.02	$18.77	$23.46
1	$14.53	$21.80	$28.33	$35.42	$44.27
1½	$14.53	$21.80	$28.33	$35.42	$44.27
2	$14.53	$21.80	$28.33	$35.42	$44.27
3	$14.53	$21.80	$28.33	$35.42	$44.27
4	$14.53	$21.80	$28.33	$35.42	$44.27
6	$14.53	$21.80	$28.33	$35.42	$44.27
8	$14.53	$21.80	$28.33	$35.42	$44.27
10	$16.28	$24.42	$31.75	$39.68	$49.60

Thereafter, in addition to the above charge, the following rate (per 1,000 gallons of water) shall be assessed:

2023	2024	2025	2026	2027
$4.99	$7.49	$9.73	$12.16	$15.20

The charge levied by or pursuant to this chapter shall be billed monthly.

(2) For any lot, parcel of land, building or premises situated outside the City and having a connection with the municipal sewerage system or otherwise discharging sanitary sewage, industrial wastes, water or other liquids, either directly or indirectly, into the municipal sanitary sewerage system, unless such usage of the municipal sewerage system is covered by a separate specific agreement specifying rates, terms and conditions of usage measured on a bulk or large quantity basis, the charge shall be based upon the quantity of water used as measured by the water meter. Such meter shall be approved by Council and the charge shall be made monthly or otherwise, at the discretion of Council. The rates to be charged shall be as authorized in paragraphs (d)(1) and (d)(3) and subsection (e) hereof, plus fifty percent for billing, operation, maintenance, major replacement and debt service.

(3) If a lot, parcel of land, building or premises discharges sanitary sewage, industrial waste, water or other liquids into the municipal sanitary system, either directly or indirectly, and is not a user of water supplied under the Municipal Utilities Department, and the water used is not measured by a want, at his or her expense, to install and maintain a meter acceptable to Council for such purpose, then, in each case, the amount of water so used shall be determined by the following rates:

Rates for Properties with Non-Metered Sewer and Waste Water Treatment Services

		2023	2023	2024	2024	2025	2025	2026	2026	2027	2027
No. in Family	Gallons per month	Sewer	WW T	Sewer	WWT	Sewer	WW	Sewer	WWT	Sewer	WWT
1 or 2	2,500	$3.87	$8.51	$5.81	$12.77	$7.55	$16.59	$9.43	$20.74	$11.79	$25.93
3	3,333	$7.68	$10.40	$11.52	$15.60	$14.98	$20.28	$18.72	$25.35	$23.40	$31.69
4	5,000	$11.55	$18.59	$17.33	$27.89	$22.52	$36.25	$28.15	$45.31	$35.19	$56.64

5	6,666	$15.40	$26.81	$23.10	$40.22	$30.03	$52.28	$37.54	$65.35	$46.92	$81.69
6	8,333	$19.25	$34.95	$28.88	$52.43	$37.54	$68.15	$46.92	$85.19	$58.65	$106.49
7	10,000	$23.07	$43.14	$34.61	$64.71	$44.99	$84.12	$56.23	$105.15	$70.29	$131.44
8 and over	13,333	$30.75	$59.47	$46.13	$89.21	$59.96	$115.97	$74.95	$144.96	$93.69	$181.20
4-family apt.	6,666	$15.40	$26.81	$23.10	$40.22	$30.03	$52.28	$37.54	$65.35	$46.92	$81.69
6-family apt.	10,000	$23.07	$43.14	$34.61	$64.71	$44.99	$84.12	$56.23	$105.15	$70.29	$131.44

(4) If a lot, parcel of land, building or premises discharges industrial wastes, either directly or indirectly, into the municipal sanitary sewerage system, and Council finds that it is not practical to attempt to measure such wastes by a meter, Council shall measure such wastes in such manner and by such method as it may find practical in light of conditions and attendant circumstances of the case in order to determine the sewer service charge or rental in accordance with the corresponding rates provided in this chapter.

(5) All sewer rental charges levied or incurred prior to the effective date of this chapter (Ordinance 86-8, passed May 19, 1986) and remaining unpaid, shall remain payable and be collected at the same rates as were previously provided.

(6) Effective the first billing period payable in January, 2028 and annually thereafter, the monthly rate charges for sewer, collection of waste water treatment, and rates for properties with non-metered sewer and waste water treatment services shall automatically increase by 2.25% above the then current rate.

(e) Application of Surcharge. A surcharge shall be levied for wastes stronger than normal domestic sewage. The surcharge shall consist of a component for operation, maintenance and replacement and a component for debt plus reserves. The surcharge shall be based on water usage as recorded by water meters and/or sewage meters for all wastes which exceed 240 mg/l BOD, 240 mg/l suspended solids or 36 mg/l ammonia nitrogen. Other waste characteristics shall be surcharged if they increase the cost of wastewater treatment in excess of that for treatment of normal domestic sewage. The surcharges are as follows:

BOD in excess of 240 mg/l:

OM&R	$ 0.0314
Debt	$ 0.0696
Total	$ 0.101 / excess pound

Suspended solids in excess of 240 mg/l:

OM&R	$ 0.0292
Debt	$ 0.0428
Total	$ 0.072 / excess pound

Ammonia nitrogen in excess of 36 mg/l:

OM&R	$ 0.1908
Debt	$ 0.1022
	$ 0.293 / excess pound

(f) Computation of Surcharge. The concentration of wastes used for computing surcharges shall be established by waste sampling. Waste sampling shall be performed as often as may be deemed necessary by the City or its representatives and shall be binding as a basis for surcharges.

(g) Credits.

(1) Credit for Certain Leaks. The Director of Finance may, when requested in writing by the owner or consumer, reduce both the monthly wastewater service charge and the wastewater treatment charge by an amount equal to fifty percent of the amount of the wastewater service charge that is in excess of the average for the lesser of the prior 12 months or from the date service started, provided the water was not discharged into the sewer system. Such credit may be provided only when the Director verifies that a water service or inside plumbing line, not including fixture or fixture parts, has broken, leaked and caused excessively high water usage to record on the owner's or consumer's water meter.

(2) Credit for Swimming Pool Filling. The Director of Finance may, when requested in writing by the owner or consumer, reduce both the monthly wastewater service charge and the wastewater treatment charge by an amount equal to one hundred percent (100%) of the amount of the wastewater service charge that is in excess of the average for the lesser of the prior 12 months or from the date service started, provided the water was not discharged into the sewer system. Such credit may be provided only when the Director verifies that the water was used for the filling of a swimming pool of 1,000 gallon. Such credit shall be given only one time and for one pool per calendar year.

(h) Commercial Evaporation Credit. The total monthly wastewater service charge for commercial customers situated within the City with water usage in excess of 2,000,000 gallons of water per month based upon the quantity of water used as measured by the water meter, shall be subject to a credit of 10% upon the user presenting to the City evidence that at least 10% of the water usage is evaporated and not disposed of through the municipal sanitary sewerage system unless such usage of the Municipal sewerage system is covered by a separate specific agreement specifying rates, terms and conditions of usage measured on a bulk or large quantity basis.

(Ord. 86-08. Passed 5-19-86; Ord. 90-29. Passed 12-17-90; Ord. 92-13. Passed 7-6-92; Ord. 94-11. Passed 9-19-94; Ord. 07-23. Passed 12-3-07; Ord. 09-17. Passed 9-8-09; Ord. 10-15. Passed 12-7-10; Ord. 16-36. Passed 12-5-16; Ord. 17-31. Passed 12-18-17; Ord. 22-35. Passed 10-17-22.)

1044.07 DELINQUENT BILLS; SANITARY SEWER FUND; RECORDS.

(a) Delinquent Charges; Collection. The collection of charges for waste water and delinquent charges shall be as set forth in Chapter 1049 .

(b) Use of Funds. The funds realized from the collection of the charges or rentals authorized by this chapter shall be accounted for and be known as the Sanitary Sewer Fund, and, when appropriated by Council, shall be available for the payment of the cost and expenses of the management, maintenance and repair of the Municipal sanitary sewerage system and the sewage pumping, treatment and disposal works. Any surplus of operation, maintenance and replacement or debt funds for the North Regional Plant collected by the City shall be used only for payment of the respective operation, maintenance and replacement or debt charges or expenses related to the North Regional Plant. Any surplus of other sewer funds shall be used for the payment of the interest on bonds issued and outstanding or which may be issued to provide funds with which to pay the Municipal portion of the cost of constructing such sanitary sewerage system, or part thereof, and such sewage pumping, treatment and disposal works, to retire such bonds when they mature and for the enlargement or replacement of the sanitary sewerage system and pumping, treatment and disposal works.

(c) Annual Review of User Charges. The City shall annually request the District to prepare an audit report of the treatment operation, including the user charge system. The purpose of this audit is to ensure that the charges established by the District are adequate to maintain the self-sufficiency of the wastewater facilities and to ensure that the District's charges are proportional to the District's costs of providing treatment.

In addition, the City shall annually review its pass through of the North Regional operation, maintenance and replacement charges to ensure that all users of the City's sewerage system pay their proportionate share of the North Regional operation, maintenance and replacement charge.

(d) Access to Records. The Ohio Environmental Protection Agency, the U.S. Environmental Protection Agency or their authorized representatives, shall have access to any books, documents, papers and records of the City which are applicable to the City system of user charges or industrial cost recovery for the purpose of making audits, examinations and excerpts and transcriptions thereof to ensure compliance with the terms of the special and general conditions of any Federal grant.

(Ord. 86-08. Passed 5-19-86; Ord. 17-31. Passed 12-18-17.)

1044.08 DESTRUCTION OF SEWAGE WORKS.

No unauthorized person shall maliciously, willfully or negligently break, damage, destroy, uncover, deface or tamper with any structure, appurtenance or equipment which is a part of the sewage works. Whoever violates this section shall be subject to

immediate arrest under the charge of disorderly conduct.

(Ord. 86-08. Passed 5-19-86.)

1044.09 POWERS AND AUTHORITY OF INSPECTORS.

(a) The Director of Public Service or other duly authorized representative of the City, bearing proper credentials and identification, shall be permitted to enter all properties for the purpose of inspection, observation, measurement, sampling, testing, records review and copying, to determine compliance with this chapter and any wastewater discharge permit or order issued hereunder. The Director of Public Service or his or her representative shall have no authority to inquire into any processes beyond that point having a direct bearing on the kind and source of discharge to the sewers and waterways of facilities for waste treatment. Users shall allow the Director of Public Service or his or her representative ready access to all parts of the premises for the purposes of inspection, sampling, records examination and copying, and the performance of any additional duties.

(1) Where a User has security measures in force which require proper identification and clearance before entry into its premises, the User shall make necessary arrangements with its security guards so that, upon presentation of suitable identification, the Director of Public Service or other duly authorized representative of the City shall be permitted to enter without delay for the purposes of performing specific responsibilities.

(2) The Director of Public Service or other duly authorized representative of the City shall have the right to set up on the User's property, or require installation of, such devices as are necessary to conduct sampling and/or metering of the User's operations.

(3) The Director of Public Service or other duly authorized representative of the City may require the User to install monitoring equipment as necessary. The facility's sampling and monitoring equipment shall be maintained at all times in a safe and proper operating condition by the User at its own expense. All devices used to measure wastewater flow and quality shall be calibrated annually to ensure their accuracy.

(4) Any temporary or permanent obstruction to safe and easy access to the facility to be inspected and/or sampled shall be promptly removed by the User at the written or verbal request of the Director of Public Service or other duly authorized representative and shall not be replaced. The costs of clearing such access shall be born by the User.

(5) Unreasonable delays in allowing the Director of Public Service or other duly authorized representative of the City access to the User's premises shall be a violation of this ordinance.

(b) While performing the necessary work on private properties referred to in subsection (a) hereof, the Director of Public Service or duly authorized representative of the City shall observe all safety rules applicable to the premises established by the company, and the company shall be held harmless for injury or death to City employees. The City shall indemnify the company against loss or damage to its property by City employees and against liability claims and demands for personal injury or property damage asserted against the owner and growing out of the gauging and sampling operation, except as such may be caused by negligence or failure of the owner to maintain safe conditions as required in Section 1044.05.

(c) The Director of Public Service and other duly authorized representatives of the City, bearing proper credentials and identification, shall be permitted to enter all private properties through which the City holds a duly negotiated easement for the purposes of, but not limited to, inspection, observation, measurement, sampling, repair and maintenance of any portion of the sewage works lying within such easement. All entry and subsequent work, if any, on such easement, shall be done in full accordance with the terms of the duly negotiated easement pertaining to the private property involved.

(Ord. 86-08. Passed 5-19-86; Ord. 16-06. Passed 5-2-16.)

1044.10 PUBLICATION OF LIST OF PERSONS IN SIGNIFICANT NONCOMPLIANCE.

(a) Publication Requirements. At least annually, the City shall publish in at least one newspaper of general circulation that provides meaningful public notice within the jurisdiction served by the POTW a list of all industrial users which at any time during the previous 12-month period were in significant noncompliance with applicable pretreatment standards or other pretreatment requirements.

(Ord. 92-19. Passed 9-21-92; Ord. 09-07. Passed 5-4-09.)

1044.11 WASTEWATER DISCHARGE PERMITS.

(a) Application. All significant industrial users and others, as may be required by the City, shall submit an application for a wastewater discharge permit to the City, at least ninety days prior to connecting or discharging to the POTW. All existing significant industrial users connected to or already discharging to the POTW, and who or which have not previously applied for a wastewater discharge permit, shall make application to the City within ninety days after the effective date of

this chapter. New sources shall give estimates of the information requested in the application. Applications shall be signed by an authorized representative of the industrial user.

The industrial user may be required to submit the following information in the application:

(1) The name, address and location of the industrial facility (if different from the address);

(2) SIC number;

(3) The time and duration of the discharge;

(4) Average daily flow rates, including daily, monthly and seasonal variations, if any;

(5) Site plans, floor plans, mechanical plans and plumbing plans and details to show all sewers, sewer connections and appurtenances by size, location and elevation;

(6) A description of all activities, facilities and plant processes on the premises, including all materials which are or could be discharged;

(7) The nature and concentration of any pollutants in the discharge which are limited by City, State or Federal pretreatment standards, and a statement regarding whether or not the limits are being met on a consistent basis, and if not, whether additional pretreatment is required for the user to meet applicable pretreatment standards and requirements;

(8) If additional pretreatment is required to meet the pretreatment standards and requirements, the shortest schedule by which the user will provide such additional pretreatment shall be provided. The completion date in such schedule shall not be later than 18 months. The following conditions shall apply to this schedule:

(A) The schedule shall contain increments of progress in the form of dates for the commencement and completion of major events leading to the construction and operation of additional pretreatment facilities (for example, hiring an engineer, completing preliminary plans, completing final plans, executing contract for major components, beginning construction, completing construction, and the like).

(B) No time increment in this section shall exceed 9 months.

(C) Not later than 14 days following each date in the schedule and the final date for compliance, the user shall submit a progress report to the Superintendent of the Water/Wastewater Division including, as a minimum, whether or not it complied with the increment of progress to be met on that date and, if not, the date on which it expects to comply with this increment of progress, the reason for delay, and the steps being taken by the user to return the project to the schedule established. In no case shall more than 9 months elapse between such progress reports to the Superintendent.

(9) Each product produced by type, amount, process or processes, and the rate of production;

(10) The type and amount of raw materials processed (average and maximum per day);

(11) The number of employees, hours of operation and proposed or actual hours of operation of pretreatment systems; and

(b) Any other information as may be deemed necessary by the City to evaluate the permit application.

(c) Evaluation of Applications. The City will evaluate the data furnished by the user and may require additional information. After evaluation and acceptance of the data furnished, the City may deny or condition any new or increased contribution of pollutants, or change in the nature of pollutants to the PTW where such contribution does not meet applicable pretreatment standards or requirements or where such contribution would cause the POTW to violate its NPDES permit.

(d) Duration. Permits shall be issued for a specific time period, not to exceed five years. A permit may be issued for a period less than a year or may be stated to expire on a certain date. The user shall apply for permit reissuance a minimum of ninety days prior to the expiration of the user's existing permit.

(e) Transfer. Wastewater discharge permits are issued to a specific user for a specific operation. Wastewater contribution permits shall not be reassigned, transferred or sold to a new owner, new user, different premises or a new or changed operation, without the approval of the City. Any succeeding owner or user shall also comply with the terms and conditions of the existing permit

(f) Required Permit Contents. Wastewater discharge permits shall be subject to all provisions of this chapter and any such other rules and regulations and applicable regulations, user charges, and fees established by the City. Each discharge permit will indicate a specific date upon which it will expire. Permits must contain the following:

(1) A statement that indicates the wastewater discharge permit issuance date, expiration date and effective date;

(2) A statement that the wastewater discharge permit is nontransferable without prior notification to the POTW and provisions for furnishing the new owner or operator with a copy of the existing wastewater discharge permit;

(3) Effluent limits, including best management practices, based on applicable pretreatment standards;

(4) Self-monitoring, sampling, reporting, notification, and record-keeping requirements and affording the City access thereto. These requirements shall include an identification of pollutants or best management practices to be monitored, sampling location, sampling frequency, and sample type based on Federal, State, and local law;

(5) The process for seeking a waiver from monitoring for a pollutant neither present nor expected to be present in the discharge;

(6) A statement of applicable civil and criminal penalties for violation of pretreatment standards and requirements, and any applicable compliance schedule. Such schedule may not extend the time for compliance beyond that required by applicable Federal, State, or local law;

(7) Requirements to control slug load discharge, if determined by the POTW to be necessary;

(8) Requirements for notification of slug load discharge;

(9) Requirements for notifying the City of any new wastestreams or any substantial change in the volume or character of the wastewater being discharged;

(10) Any grant of the monitoring waiver by the POTW must be included as a condition in the user's permit.

(g) Optional Permit Contents. Wastewater discharge permits may contain, but not limited to, the following conditions:

(1) Limits on specific pollutants;

(2) Limits on the average and minimum rate and time of discharge;

(3) Requirements for flow regulations and equalization;

(4) Requirements for installation and maintenance of inspection and sampling facilities and equipment, including flow measurement devices;

(5) Compliance schedules;

(6) Other conditions as deemed appropriate by the City to ensure compliance with this chapter.

(h) Reports of Potential Problems.

(1) In the case of any discharge, including, but not limited to, accidental discharges, discharges of a nonroutine, episodic nature, a noncustomary batch discharge, a Slug Discharge or Slug Load, that might cause potential problems for the POTW, the User shall immediately telephone and notify the City of the incident. This notification shall include the location of the discharge, type of waste, concentration and volume, if known, and corrective actions taken by the User.

(2) A notice shall be permanently posted on the User's bulletin board or other prominent place advising employees who to call in the event of a discharge described in paragraph A, above. Employers shall ensure that all employees, who could cause such a discharge to occur, are advised of the emergency notification procedure.

(3) Significant Industrial Users are required to notify the City immediately of any changes at its facility affecting the potential for a Slug Discharge.

(i) Slug Discharge Control Plan. The POTW shall evaluate the need for a plan, device or structure to control a potential sludge discharge at least once during the term of each significant industrial user's control mechanism. New significant industrial users shall be evaluated within one year of being identified as a significant user. If the POTW decides that a slug control plan is needed, the plan shall contain, at a minimum, the following elements:

(1) Description of discharge practices, including no-routine batch discharges;

(2) Description of stored chemicals;

(3) Procedures for immediately notifying the POTW of slug discharges, including any discharges that would violate a prohibition under paragraph (B) of rule 375-3-04 of the Ohio Administrative Code, with procedures for follow-up written notification within five days;

(4) If necessary, procedures to prevent adverse impact from accidental spills, including inspection and maintenance of

storage areas, handling and transfer of materials, loading and unloading operations, control of wastewater discharge, worker training, building of containment structures or equipment, measures for containing toxic organic pollutants (including solvents), or measures and equipment for emergency response.

(j) General Control Mechanisms.

(1) General control mechanisms can be issued for groups of users, including both significant and non-significant industrial users, that:

A. Have the same or substantially similar types of operations;

B. Discharge the same types of wastes:

C. Require the same effluent limitations; and

D. Require the same or similar monitoring.

(2) General control mechanisms are not available to industrial users that are:

A. Subject to production-based categorical pretreatment standards;

B. Categorical pretreatment standards expressed as mass of pollutant discharged per day; or

C. Industrial users whose limits are based on the combined waste stream formula or net/gross calculations.

(3) To be covered by a general control mechanism, the significant industrial user is required to file a written request to the POTW for coverage that identifies:

A. Its contact information;

B. Its production processes;

C. The types of wastes generated;

D. The location for monitoring all wastes to be covered by the control mechanism;

E. Any requests for a monitoring waiver for any pollutants not present; and

F. Any other information the POTW deems appropriate.

(4) The POTW shall retain a copy of the general control mechanism, documentation to support the POTW's determination that a specific significant industrial user meets the criteria listed above and a copy of the user's written request for coverage for three years after the expiration of the control mechanism.

(Ord. 92-19. Passed 9-21-92; Ord. 09-07. Passed 5-4-09.)

1044.12 REPORTING REQUIREMENTS.

(a) Baseline Monitoring Report. Within 180 days after the effective date of a categorical pretreatment standard, existing industrial users subject to such categorical pretreatment standards and currently discharging to or scheduled to discharge to the POTW shall be required to submit to the City a baseline monitoring report (BMR), on a form provided by the City, indicating A completed wastewater discharge permit application form may fulfill the requirement for a BMR if all conditions and time frames are met.

New sources and sources that become industrial users after promulgation of an applicable categorical standard, shall be required to submit the BMR to the City at least ninety days prior to commencement of discharge.

The BMR shall be signed by an authorized representative of the industrial user.

(1) Users described above shall submit the information set forth below.

A. Identifying Information.

1. The name and address of the facility, including the name of the operator and owner.

2. Contact information, description of activities, facilities, and plant production processes on the premises;

B. Environmental Permits. A list of environmental control permits held by or for the facility

C. Description of Operations.

1. A brief description of the nature, average rate of production (including each product produced by type, amount, processes, and rate of production), and standard industrial classifications of the operation(s) carried out by such User. This description should include a schematic process diagram, which indicates points of discharge to the POTW from the regulated processes.

2. Types of wastes generated, and a list of all raw materials and chemicals used or stored at the facility which are, or could accidentally or intentionally be, discharged to the POTW;

3. Number and type of employees, hours of operation, and proposed or actual hours of operation;

4. Type and amount of raw materials processed (average and maximum per day);

5. Site plans, floor plans, mechanical and plumbing plans, and details to show all sewers, floor drains, and appurtenances by size, location, and elevation, and all points of discharge;

D. The nature and concentration of all pollutants in the discharge from the regulated processes which are limited by such pretreatment standards and requirements

E. The average and maximum daily flow for these process units in the user's facility which are limited by such pretreatment standards or requirements.

F. Time and duration of discharges;

G. The location for monitoring all wastes covered by the permit;

(b) Ninety-Day Compliance Report. Within ninety days following the date for final compliance with applicable categorical pretreatment standards, or, in the case of a new source, following commencement of the introduction of wastewater into the POTW, any industrial user subject to pretreatment standards and requirements shall submit to the City a report, on a form provided by the City, indicating the nature and concentration of all pollutants in the discharge from the regulated processes which are limited by pretreatment standards and requirements.

The report shall state whether the applicable pretreatment standards or requirements are being met on a consistent basis and, if not, what is necessary to bring the user into compliance with the applicable pretreatment standards or requirements.

The ninety-day compliance report shall be signed by an authorized representative of the industrial user.

(c) Periodic Compliance Reports. Any user subject to a pretreatment standard or requirement shall periodically submit to the City a report indicating the nature and concentration of pollutants in the effluent which are limited by such pretreatment standard or requirement. In cases where the pretreatment standard requires compliance with a best management practice (BMP) or pollution prevention alternative, the user must submit documentation required by the POTW or the pretreatment standard necessary to determine the compliance status of the user. Such reports shall be submitted according to the frequency prescribed in the user's wastewater discharge permit. Periodic compliance reports shall be signed by an authorized representative of the industrial user.

(1) If a User subject to the reporting requirement in this section monitors any regulated pollutant at the appropriate sampling location more frequently than required by the City, using the procedures prescribed in Section 1044.05 (j) of this ordinance, the results of this monitoring shall be included in the report.

(d) Authorized Representative Defined. As used in this section, "authorized representative of the industrial user" means:

(1) In the case of a corporation, a responsible corporate officer, i.e.:

A. A president, secretary, treasurer or vice-president of the corporation in charge of a principal business function, or any other person who performs similar policy-making or decision making functions for the corporation; or

B. The manager of one or more of the corporation's manufacturing, production or operating facilities, provided the manager is authorized to make management decisions that govern the operation of the regulated facility including having the explicit or implicit duty to make major capital investment recommendations, and initiate and direct other comprehensive measures to assure long-term environmental compliance with environmental law and regulations; can ensure that the necessary systems are established or actions taken to gather complete and accurate information for individual wastewater discharge permit requirements; and where authority to sign documents has been assigned or delegated to the manager in accordance with corporate procedure;

(2) In the case of a partnership, a general partner;

(3) In the case of a sole proprietorship, the proprietor; or

(4) A duly authorized representative of the individual designated in paragraphs (d)(1) to (3) hereof, if the authorization specifies either an individual or a position having responsibility for the overall operation of the facility from which the discharge originates, such as the position of plant manager, superintendent or a position of equivalent responsibility, such as the position of environmental manager or engineer.

(e) Certification. All reports and applications required to be signed by an authorized representative of the industrial user shall be signed under the following certification statement:

"I certify, under penalty of law, that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations."

(Ord. 92-19. Passed 9-21-92; Ord. 09-07. Passed 5-4-09.)

1044.13 ACCIDENTAL DISCHARGES.

(a) Each user shall, at his, her or its expense, provide protection from accidental discharges of prohibited materials or other wastewaters, subject to the provisions of this chapter.

(b) Signs shall be permanently posted in conspicuous places on the discharger's premises, advising employees who to call in the event of a slug load or accidental discharge. Employers shall instruct all employees who may cause or discover such a discharge of the emergency notification procedures.

(c) Users shall notify the City immediately upon the occurrence of a slug load or accidental discharge of any materials or wastewaters in violation of this chapter or applicable wastewater discharge permit conditions.

(d) Any user who or which experiences a failure of a pretreatment system which results in an unintentional or temporary state of noncompliance with this chapter, due to factors beyond reasonable control, shall inform the City as soon as possible, but not later than twenty-four hours after the beginning of the upset.

(e) In the event of a slug load or upset, the user shall file a written report with the City within five days. The report shall include:

(1) A description of the incident, its cause and its impact on the user's compliance status;

(2) The duration of noncompliance, including exact dates and times of noncompliance, and if the noncompliance continues, the time by which compliance is reasonably expected to be attained; and

(3) All steps taken or to be taken to reduce, eliminate or prevent recurrence of the conditions of noncompliance.

(f) Bypasses of pretreatment facilities are prohibited and the City may pursue enforcement action unless the user receives prior written approval for bypass from the City.

(Ord. 92-19. Passed 9-21-92; Ord. 09-07. Passed 5-4-09.)

1044.14 CHANGES IN DISCHARGES.

All industrial users shall notify the City at least 30 days in advance of any significant changes to the user's operations or system which might alter the nature, quality or volume of its wastewater. This includes, but is not limited to the listed or characteristic hazardous wastes for which the industrial user has submitted initial notification under 40 C.F.R. 403.12(P).

(Ord. 92-19. Passed 9-21-92; Ord. 09-07. Passed 5-4-09.)

1044.15 COMPLIANCE SCHEDULES.

When, in the opinion of the City, it becomes necessary for industrial users to install technology or provide additional operation and maintenance (O & M) to meet any condition of this chapter, an applicable administrative order, or Pretreatment Standards, the City Engineer shall require the development of the shortest schedule by which the industrial user will provide this additional technology or O & M as follows:

(a) The completion date in this schedule shall not be later than the compliance date established for the applicable Pretreatment Standard.

(b) The schedule shall contain increments of progress in the form of dates for the commencement and completion of major

events leading to the construction and operation of additional pretreatment required for the User to meet the applicable Pretreatment Standards (such events include, but are not limited to, hiring an engineer, completing preliminary and final plans, executing contracts for major components, commencing and completing construction, and beginning and conducting routine operation). In no case shall any increment of time exceed nine months.

(c) Not later than fourteen days following each date in the schedule and the final date for compliance, the industrial user shall submit a progress report to the City including, at a minimum, whether or not it complied with the increment of progress to be met on such date and, if not, the date on which it expects to comply with this increment of progress, the reason for delay and the steps being taken to return to the schedule established. In no event shall more than nine (9) months elapse between such progress reports to the City.

(Ord. 92-19. Passed 9-21-92.)

1044.16 RECORD RETENTION.

(a) Any industrial user subject to the reporting requirements of this chapter shall retain, for a minimum of three years, all records of information obtained pursuant to any monitoring activities required by this ordinance, any additional records of information obtained pursuant to monitoring activities undertaken by the User independent of such requirements, and documentation associated with Best Management Practices and shall make such records available for inspection and copying by the control authority or the approval authority. Records shall include the date, exact place, method, and time of sampling, and the name of the person(s) taking the samples; the dates analyses were performed; who performed the analyses; the analytical techniques or methods used; and the results of such analyses. This period of retention shall be extended during the course of any unresolved litigation regarding the industrial user or when requested by the control authority or the approval authority.

(b) All records relating to compliance with pretreatment standards or requirements shall be made available to the public or other governmental agencies upon request.

(Ord. 92-19. Passed 9-21-92.)

1044.17 CONFIDENTIAL INFORMATION.

(a) Information and data on a user obtained from reports, questionnaires, permit applications, permits, monitoring programs and inspections shall be available to the public or other governmental agencies, without restriction, unless the user specifically requests and is able to demonstrate to the satisfaction of the City that the release of such information would divulge information, processes or methods of production, entitled to protection as trade secrets of the user.

(b) When requested by the person furnishing the report, the portions of the report which might disclose trade secrets or secret processes shall not be made available for inspection by the public, but shall be made available upon written request to a governmental agency for uses related to this chapter. However, such portions of a report shall be available for use by the State, or any State agency, in judicial review or enforcement proceedings involving the person furnishing the report. Wastewater constituents and characteristics will not be recognized as confidential information.

(c) Information accepted by the City as confidential shall not be transmitted to any other governmental agency or to the general public by the City until and unless ten-day notification is given to the user.

(Ord. 92-19. Passed 9-21-92.)

1044.18 SUSPENSION OF SERVICE AND PERMITS.

(a) The City may suspend wastewater treatment service or a wastewater discharge permit of a discharger when suspension is necessary, in the opinion of the City, to stop an actual or threatened discharge which presents or may present an imminent or substantial endangerment to the health or welfare of persons or to the environment, which causes interference to the POTW or which causes the POTW to violate any condition of its NPDES permit.

(b) Any person notified of a suspension of wastewater treatment service or of a wastewater discharge permit shall immediately stop or eliminate the discharge. In the event a person fails to comply voluntarily with the suspension order, the City shall take such steps as are deemed necessary, including immediate severance or blockage of the sewer connection, to prevent or minimize damage to the POTW system or endangerment to any individuals. The City shall reinstate the wastewater contribution permit or the wastewater treatment service only upon proof of the elimination of the noncomplying discharge. A detailed written statement submitted by the user describing the causes of the harmful contribution and the measures taken to prevent any future occurrence, shall be submitted to the City within fifteen days of the date of the occurrence.

(c) The remedies provided for in this ordinance are not exclusive. The City may take any, all, or any combination of these actions against a noncompliant User. Enforcement of pretreatment violations will generally be in accordance with the City's enforcement response plan. However, the City may take other action against any User when the circumstances warrant. Further, the City is empowered to take more than one enforcement action against any noncompliant User.

(Ord. 92-19. Passed 9-21-92.)

1044.19 PERMIT REVOCATION.

Any user who commits the following offenses, or violates any applicable State or Federal regulation, is subject to having his, her or its permit revoked:

(a) Failure to factually report wastewater constituents and characteristics of his, her or its discharge;

(b) Failure to report significant changes in operations, or wastewater constituents and characteristics;

(c) Refusal of access to his, her or its premises for the purpose of inspection or monitoring; or

(d) Violation of any condition of the wastewater discharge permit.

(Ord. 92-19. Passed 9-21-92.)

1044.20 RULES AND REGULATIONS.

Council is hereby authorized to establish rules and regulations governing the terms and conditions upon which the owners of lots and lands and the users of the sewer system within or without the corporate limits of the City may connect to the Municipal storm and/or sanitary sewer system, which rules and regulations may be altered, amended or changed by Council from time to time.

(Ord. 92-19. Passed 9-21-92.)

1044.21 FALSIFYING INFORMATION.

No person shall knowingly make any false statement, representation or certification in any application, record, report, plan or document filed or required to be maintained pursuant to this chapter, a wastewater discharge permit or any order, rule or regulation of the City or a court of competent jurisdiction, or falsify, tamper with or knowingly render inaccurate any monitoring device or method.

(Ord. 92-19. Passed 9-21-92.)

1044.22 WRITTEN NOTICE OF VIOLATIONS.

Whoever violates or fails to comply with any of the provisions of this chapter shall be served by the City with a written notice stating the nature of the violation or noncompliance. A reasonable time limit shall be provided for the satisfactory correction thereof. The violator shall, within the time period provided, permanently cease such violation or noncompliance.

(Ord. 92-19. Passed 9-21-92.)

1044.23 RECOVERY OF COSTS.

In addition to the penalties provided in Section 1044.99, any discharger violating any provision of this chapter, his or her wastewater discharge permit, or any order, rule or regulation of the City or a court of competent jurisdiction, which results in damage or impairment to the POTW, or which results in excessive costs of treatment, shall be liable to the City for any expense, loss or damage caused by such violating discharge. The City shall bill the discharger for the costs incurred as a result of the discharge. Refusal to pay the assessed costs shall constitute a violation of this chapter, enforceable under the provisions of this section, other applicable sections of this chapter or applicable Ohio law.

(Ord. 92-19. Passed 9-21-92.)

1044.24 LEGAL AND EQUITABLE REMEDIES.

(a) The City may commence an action for appropriate legal and/or equitable relief in the appropriate courts with respect to the conduct of a discharge contrary to the provisions of this chapter.

(b) The City may commence an action for appropriate legal and/or equitable relief with respect to the conduct of a discharger contrary to the provisions of this chapter.

(c) Whenever an industrial user has violated or continues to violate this chapter, its wastewater discharge permit or any order, rule or regulation of the City or a court of competent jurisdiction, the City may petition the court for the issuance of a preliminary or permanent injunction, or both (as may be appropriate), which restrains or compels the activities on the part of the industrial user.

(Ord. 92-19. Passed 9-21-92.)

1044.25 ADMINISTRATIVE FINES; APPEALS.

(a) Notwithstanding any other provision of this chapter, any user who is found to have violated any provision of this chapter, or who has violated any permit, order, rule or regulation issued under the provisions of this chapter, shall be fined an amount not to exceed one thousand dollars ($1,000) per violation. Each day on which a violation or noncompliance occurs or continues shall be deemed a separate and distinct offense.

(b) In determining the amount of an administrative fine, the City Manager shall consider the magnitude and severity of the violation, the history of past violations, the economic advantage gained by the violator for causing or allowing the violation to occur and affirmative actions taken by the violator to comply with the provisions of this chapter.

(c) Such fines may be added to the industrial user's sewer service bill. The City shall have the same collection remedies that are available to collect other service charges.

(d) Any person assessed an administrative fine may appeal the action by filing a written notice of appeal within ten days of being notified of the fine. The notice of appeal shall include the name, address and telephone number of the applicant, the date and the pertinent documentation describing the basis for appeal.

(e) The notice of appeal shall be filed at the office of the City Manager by certified mail. The City Manager shall consider the appeal and convene a hearing on the matter within thirty days of receiving the notice of appeal.

(f) Any person who fails to file a notice of appeal within ten days of receipt of the notice of the fine shall be deemed to have agreed to the action taken.

(Ord. 92-19. Passed 9-21-92.)

1044.99 PENALTY.

(a) Civil Penalties. A discharger who is found to have violated any provision of this chapter, his, her or its wastewater discharge permit, or an order, rule or regulation of the City or a court of competent jurisdiction, shall be subject to the imposition of a civil penalty of up to one thousand dollars ($1,000) per violation. Each day on which a violation occurs or continues shall be deemed a separate and distinct violation. In addition to the penalties provided herein, the City may recover reasonable attorney fees, court costs, court reporter's fees and other expenses of litigation by appropriate suit at law against the discharger.

(b) Criminal Penalties. Any person who or which intentionally or willfully violates any provision of this chapter, his, her or its wastewater discharge permit, or any rule, regulation or order of the City or a court of competent jurisdiction, or any person who or which allows a violation to occur after becoming aware of said violation, shall be punishable, upon conviction, by a criminal penalty of up to one thousand dollars ($1,000) per day per violation and not more than six months in jail.

(Ord. 92-19. Passed 9-21-92.)

CITY OF VANDALIA

MONTGOMERY COUNTY, OHIO

ORDINANCE 25-18

AN ORDINANCE APPROVING A PUD MAJOR AMENDMENT AND REVISED PRELIMINARY PLAN FOR SUBAREA B OF THE REDWOOD VANDALIA DEVELOPMENT, OWNED BY REDWOOD VANDALIA, IN THE PLANNED UNIT DEVELOPMENT DISTRICT

WHEREAS, Parcels 2 and 3 of the Redwood Vandalia Development, collectively known as "Subarea B", are located in the Planned Unit Development Zoning District; and

WHEREAS, the applicant, Redwood Vandalia, has requested the addition of "Multi-Family Residential" as a permitted use and the approval of a revised preliminary plan for these parcels; and

WHEREAS, on July 8th, 2025, the Planning Commission held a public hearing on the application, following which they recommended approval of the proposed major amendment and the proposed revised preliminary development plan;

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

Section 1. The proposed major amendment for Subarea B of the Redwood Vandalia Development allowing for the insertion of "Multi-Family Residential" into the list of uses, is hereby approved.

Section 2. The development standards for the Redwood Vandalia Development are hereby amended to insert the following use as a permitted use in Subarea B:

"Multi-Family Residential"

Section 3. All other development standards of the Redwood Vandalia Development not amended herein remain in full force and effect.

Section 4. The proposed Preliminary Development Plan for Parcel 3 of Subarea B, attached hereto and incorporated herein as Exhibit A, is hereby approved.

Section 5. 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 6. This ordinance shall take full force and effect from and after the earliest period allowed by law.

Passed this 2nd day of September, 2025.

APPROVED:

_____

Richard Herbst, Mayor

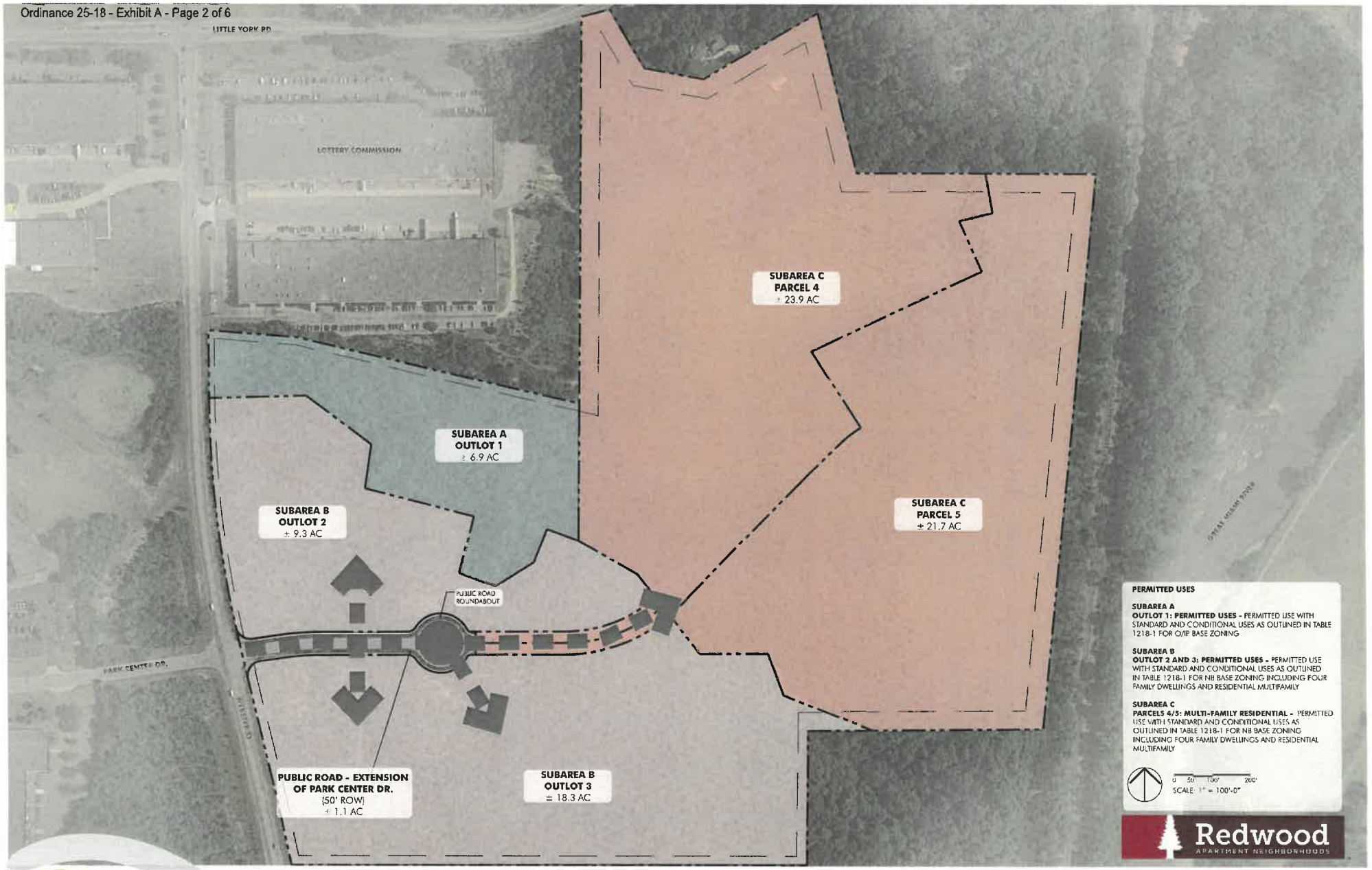
ATTEST:

_____

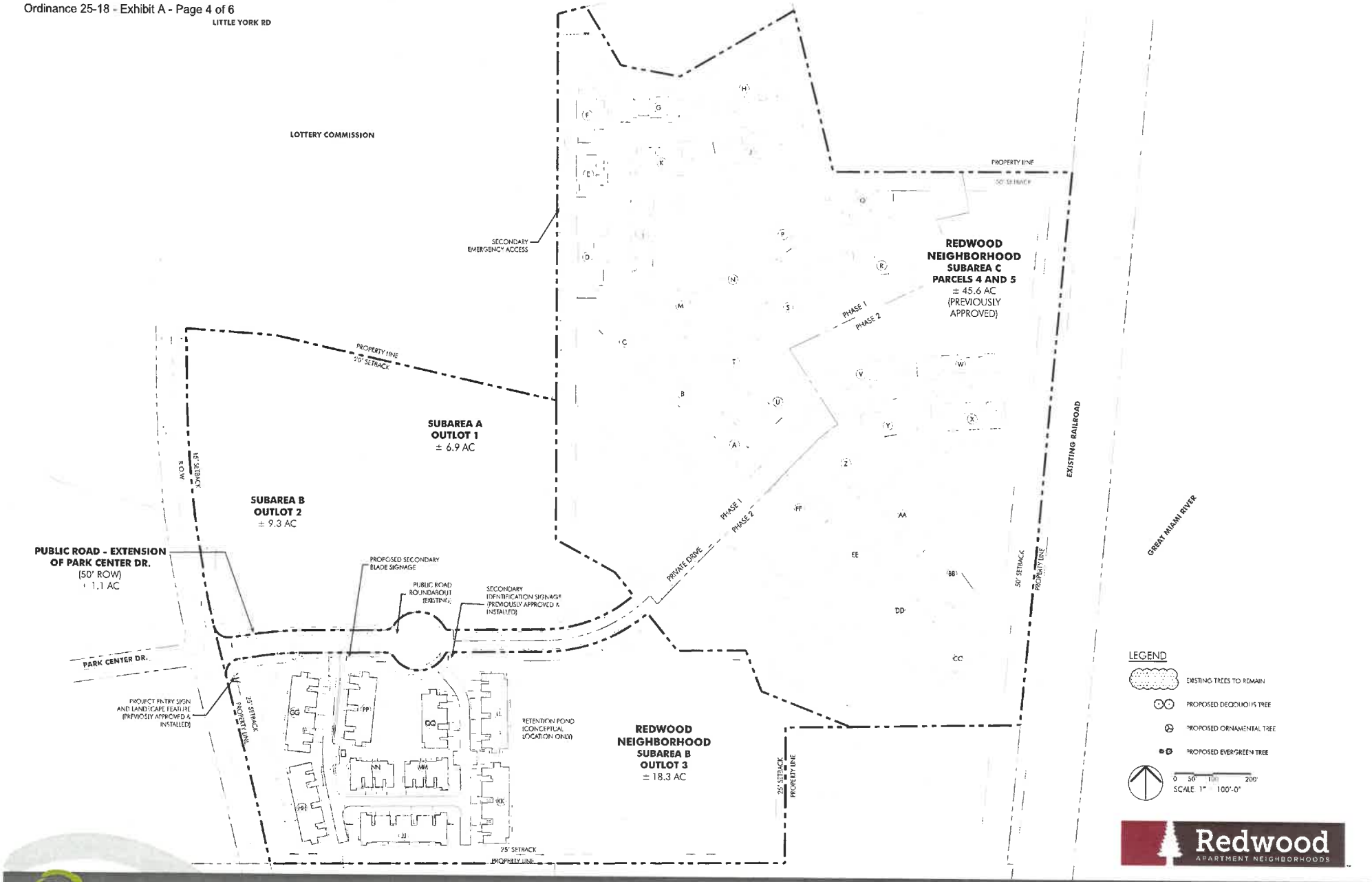
Kurt E. Althouse
Clerk of Council

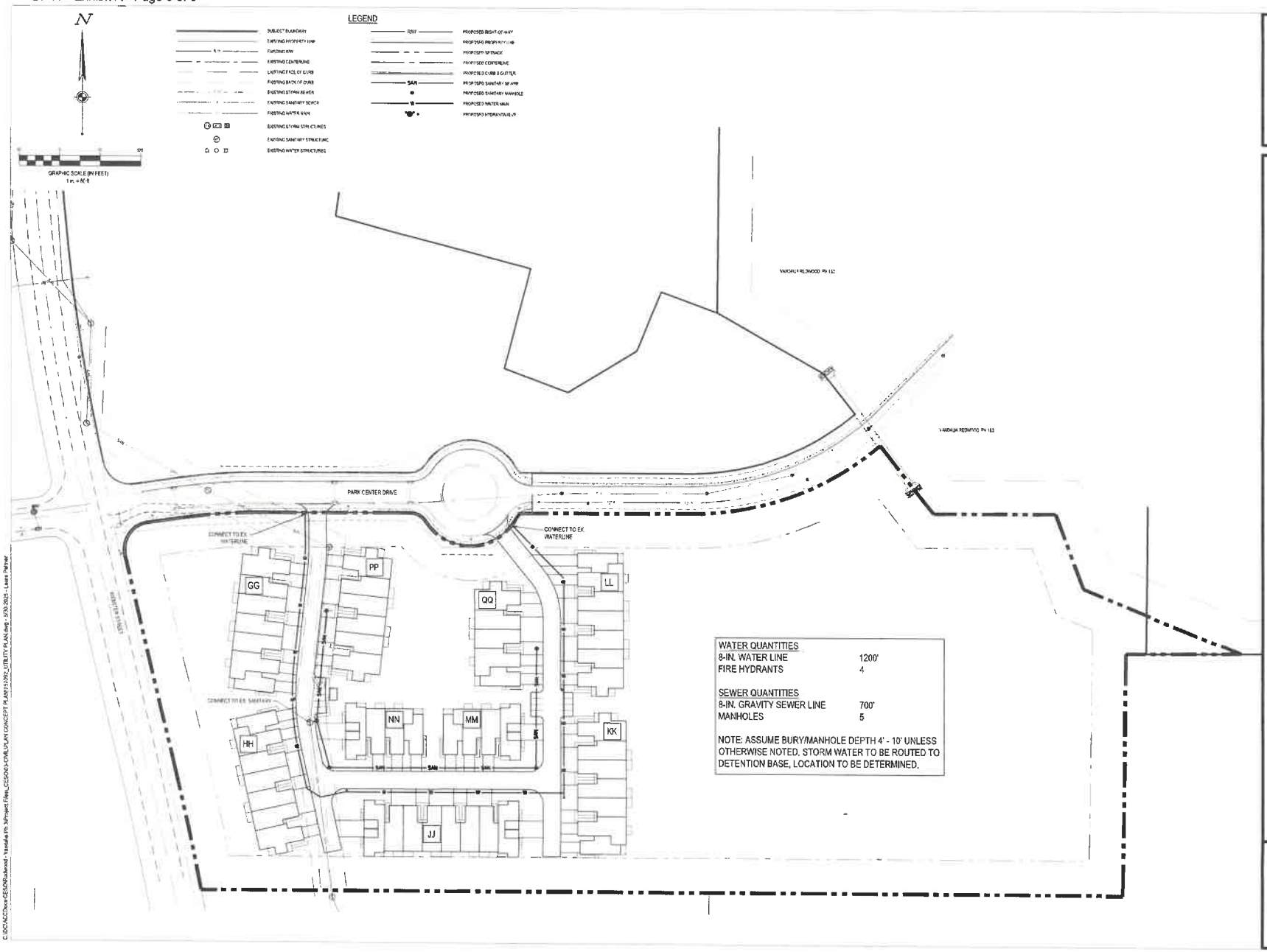
POD design landscape architecture | planning | urban design

REDWOOD VANDALIA Illustrative PUD Site Plan | 05.30.2025


LITTLE YORK RD
LOTTERY COMMISSION
SUBAREA C
PARCEL 4
± 23.9 AC
SUBAREA A
OUTLOT 1
± 6.9 AC
SUBAREA B
OUTLOT 2
± 9.3 AC
SUBAREA C
PARCEL 5
± 21.7 AC
PUBLIC ROAD
ROUNDABOUT
PARK CENTER DR.
PUBLIC ROAD - EXTENSION
OF PARK CENTER DR.
(50' ROW)
± 1.1 AC
SUBAREA B
OUTLOT 3
± 18.3 AC
PERMITTED USES
SUBAREA A
OUTLOT 1: PERMITTED USES - PERMITTED USE WITH STANDARD AND CONDITIONAL USES AS OUTLINED IN TABLE 1218-1 FOR O/IP BASE ZONING
SUBAREA B
OUTLOT 2 AND 3: PERMITTED USES - PERMITTED USE WITH STANDARD AND CONDITIONAL USES AS OUTLINED IN TABLE 1218-1 FOR NB BASE ZONING INCLUDING FOUR FAMILY DWELLINGS AND RESIDENTIAL MULTIFAMILY
SUBAREA C
PARCELS 4/5: MULTI-FAMILY RESIDENTIAL - PERMITTED USE WITH STANDARD AND CONDITIONAL USES AS OUTLINED IN TABLE 1218-1 FOR NB BASE ZONING INCLUDING FOUR FAMILY DWELLINGS AND RESIDENTIAL MULTIFAMILY
0 50' 100' 200'
SCALE 1" = 100'-0"
Redwood
APARTMENT NEIGHBORHOODS

LITTLE YORK RD
LOTTERY COMMISSION
SUBAREA A
OUTLOT 1
± 6.9 AC
SUBAREA B
OUTLOT 2
± 9.3 AC
PUBLIC ROAD - EXTENSION OF PARK CENTER DR.
(50' ROW)
± 1.1 AC
PARK CENTER DR.
REDWOOD NEIGHBORHOOD
SUBAREA C
PARCELS 4 AND 5
± 45.6 AC
(PREVIOUSLY APPROVED)
PRIVATE DRIVE
REDWOOD NEIGHBORHOOD
SUBAREA B
OUTLOT 3
± 18.3 AC
50' SETBACK
SITE DATA
REDWOOD AREA: ± 63.9 AC
PARCEL 4/5 ± 45.6 AC
OUTLOT 3 ± 18.3 AC
TOTAL OPEN SPACE AREA: ±38.7 AC (60%)
PARCEL 4/5 ±26.6 AC (58%)
OUTLOT 3 ±12.1 AC (66%)
KEY
COMMON OPEN SPACE (PARCELS 4/5)
COMMON OPEN SPACE (OUTLOT 3)
SCALE: 1" = 100'-0"
Redwood
APARTMENT NEIGHBORHOODS


LITTLE YORK RD
LOTTERY COMMISSION
SECONDARY EMERGENCY ACCESS
PROPERTY LINE
50' SETBACK
REDWOOD NEIGHBORHOOD SUBAREA C PARCELS 4 AND 5
± 45.6 AC
(PREVIOUSLY APPROVED)
PHASE 1
PHASE 2
PROPERTY LINE
20' SETBACK
SUBAREA A OUTLOT 1
± 6.9 AC
15' SETBACK
R.O.W.
SUBAREA B OUTLOT 2
± 9.3 AC
PUBLIC ROAD - EXTENSION OF PARK CENTER DR.
(50' ROW)
± 1.1 AC
PROPOSED SECONDARY BLADE SIGNAGE
PUBLIC ROAD ROUNDABOUT (EXISTING)
SECONDARY IDENTIFICATION SIGNAGE (PREVIOUSLY APPROVED & INSTALLED)
PRIVATE DRIVE
PHASE 1
PHASE 2
EXISTING RAILROAD
GREAT MIAMI RIVER
50' SETBACK
PROPERTY LINE
PARK CENTER DR.
PROJECT ENTRY SIGN AND LANDSCAPE FEATURE (PREVIOUSLY APPROVED & INSTALLED)
25' SETBACK
PROPERTY LINE
RETENTION POND (CONCEPTUAL LOCATION ONLY)
REDWOOD NEIGHBORHOOD SUBAREA B OUTLOT 3
± 18.3 AC
25' SETBACK
PROPERTY LINE
25' SETBACK
PROPERTY LINE
LEGEND
EXISTING TREES TO REMAIN
PROPOSED DECIDUOUS TREE
PROPOSED ORNAMENTAL TREE
PROPOSED EVERGREEN TREE
0 50' 100' 200'
SCALE: 1" = 100'-0"
Redwood
APARTMENT NEIGHBORHOODS



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REDWOOD
VANDALIA PHASE III
LITTLE YORK RD
DAYTON, OHIO 45414

Revisions / Submissions
ID Description Date

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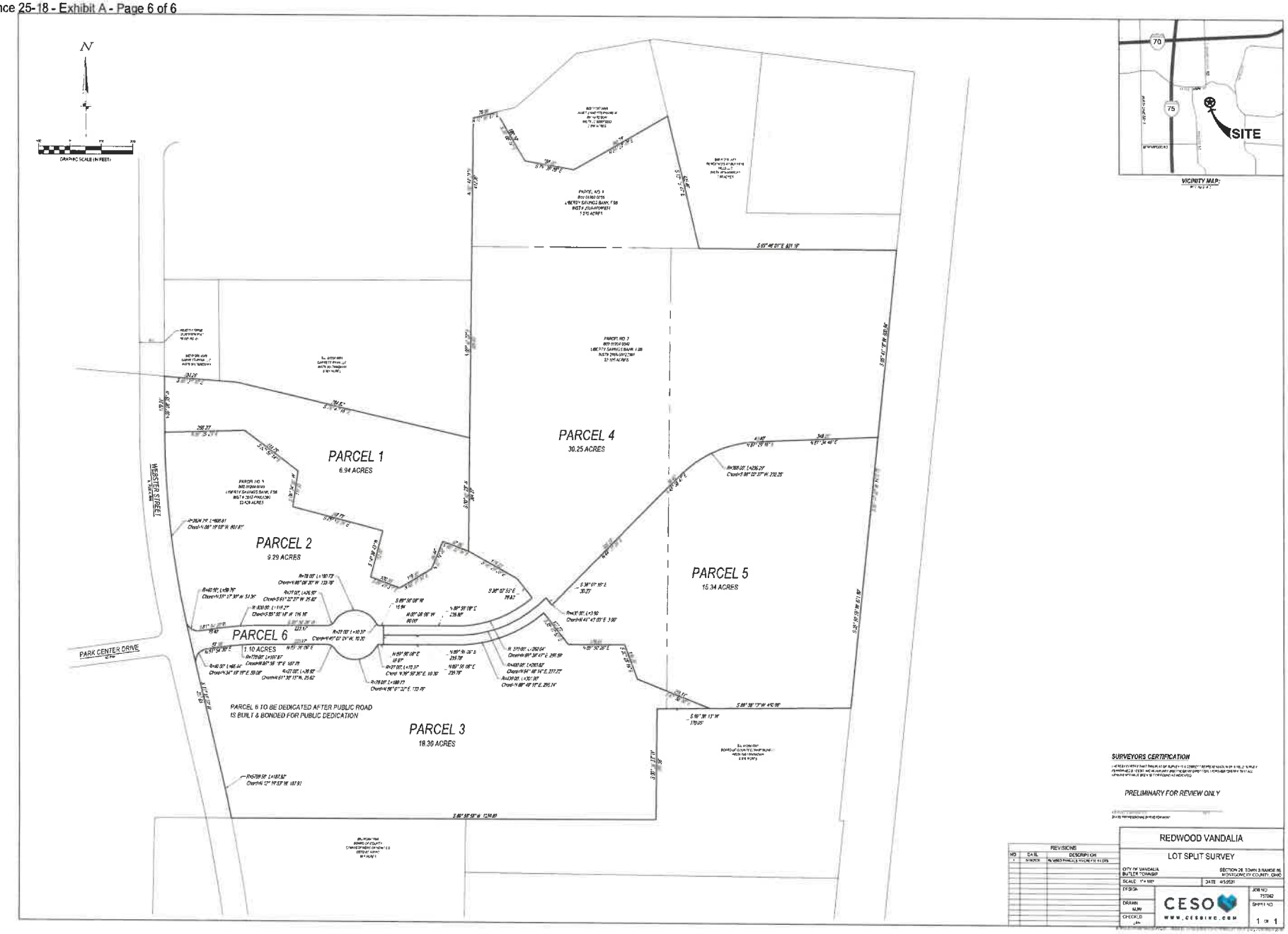
Project Number:	757092
Scale:	1"=50'
Drawn By:	JRS
Checked By:	LMP
Date:	5/27/2025
Issue:	PRELIMINARY

Drawing Title:
PRELIMINARY UTILITY PLAN

1

C:\DCAC\Office CESO\Redwood - Vandalia Ph 3\Project Files_CESO\03-CIVIL\PLAN CONCEPT PLAN\757092_UTILITY PLAN.dwg - 5/30/2025 - Lewis Palmer


N
GRAPHIC SCALE (IN FEET)
PARCEL 1
6.94 ACRES
PARCEL 2
9.29 ACRES
PARCEL 3
18.30 ACRES
PARCEL 4
30.25 ACRES
PARCEL 5
15.34 ACRES
PARCEL 6
1.10 ACRES
PARCEL 6 TO BE DEDICATED AFTER PUBLIC ROAD IS BUILT & BONDED FOR PUBLIC DEDICATION
WEBSTER STREET
PARK CENTER DRIVE
70
75
SITE
VICINITY MAP:
SURVEYORS CERTIFICATION
PRELIMINARY FOR REVIEW ONLY
REVISIONS
NO
DATE
DESCRIPTION
REDWOOD VANDALIA
LOT SPLIT SURVEY
CITY OF VANDALIA
BUTLER TOWNSHIP
SECTION 28, TOWN 3 RANGE 6E
MONTGOMERY COUNTY, OHIO
SCALE 1"=100'
DATE 4/10/2021
DESIGN
DRAWN NJW
CHECKED
CESO
WWW.CESOINC.COM
JOB NO 75702
SHEET NO
1 OF 1

MEMORANDUM

TO: Kurt Althouse, City Manager
FROM: Michael Hammes, AICP, City Planner
DATE: July 14th, 2025
SUBJECT: **PC 25-0007** – Planned Unit Development – Redwood Vandalia Phase III

General Information

Owner(s):	Redwood Vandalia Little York Road OH P1 LLC 7007 E Pleasant Valley Road Cleveland, Ohio 44131
Applicant:	Todd Foley POD Design 100 Northwoods Boulevard, Suite A Columbus, Ohio 43235
Existing Zoning:	Planned Unit Development (PUD)
Location:	7100 Park Center Drive
Parcel(s):	B02 01204 0049 (Parcel 2) B02 01204 0061 (Parcel 3)
Acreage:	27.59 acres +/-
Related Case(s):	PC 19-11 (PUD Preliminary Plan) PC 22-10 (Provision Living Final Plan)
Requested Action:	Approval (PUD Amendment & Preliminary Plan)
Exhibits:	1 – Application Materials 2 – Revised Preliminary Plan (Parcel 3) 3 – Proposed Home Elevations 4 – Letters of Justification

Application Background

Todd Foley, of PUD Design, and on behalf of Redwood Vandalia, requests a Major Amendment to an existing Planned Unit Development and approval of a revised PUD Preliminary Plan. The request involves two parcels totaling 27.59 acres +/-, located along the east side of Webster Street at Park Center Drive in the City of Vandalia. If approved, the proposed amendment would facilitate the construction of 59 multi-family residential units as part of Phase III of the Redwood Vandalia development. The property is owned by Redwood Vandalia.

The Redwood Vandalia Planned Unit Development, approved in November 2019[1], provided for a large multi-family residential development constructed and operated by Redwood Apartments. Phase I was completed in 2024, while Phase II is currently under construction. When complete, the first two phases will result in 171 rental units. Provision Living was slated to begin construction of an independent/assisted living facility on a third parcel, but that project was cancelled in mid-2024.[2] Two additional parcels were preserved for future development.

The original uses for the various parcels of the development were approved as follows:

Parcel	Use Profile	Permitted Uses
1	Future Commercial	NB (excluding Residential)
2	Future Commercial/Industrial	O/IP
3	Assisted Living	O/IP
4	Multi-Family Residential	NB + Multi-Family Residential
5	Multi-Family Residential	NB + Multi-Family Residential

With the cancellation of the Provision Living project, Redwood Vandalia seeks to instead use parcel 3 as an expansion of the existing multi-family residential development. This constitutes a Major Amendment to the current PUD standards for the site.[3] The proposal also requires the approval of a revised preliminary plan.

The applicant seeks to amend the standards of the Redwood Vandalia PUD to add "Multi-Family Residential" to the list of permitted uses for Subarea B, consisting of Parcels 2 and 3. A revised Preliminary Plan encompassing Parcel 3 is submitted for approval as well.

[1] Ordinance 19-20.
[2] Final Plan approved via Ordinance 22-27, July 18th, 2022. The project was cancelled in 2024.
[3] Among other requirements, a PUD amendment is considered major if it increases housing density or impacts more than 5 acres of the development area. This proposed amendment meets both of these requirements. See Section 1214.08(b)(2).

Surrounding Zoning / Uses

The vicinity is a blend of uses, in much the same way as this Planned Unit Development was originally envisioned as a blend of industrial and residential or semi-residential uses. Commercial and Industrial uses are found to the north and west. Vacant land to the south is preserved for future public use. Multi-Family Residential uses lie to the east, consisting of Phases I and II of the Redwood Vandalia development.

Surrounding zoning districts are as follows:

Direction	District
North	O/IP – Office / Industrial Park RSF-1 – Residential Single-Family
South	PF – Public Facilities District
East	PUD – Residential Planned Unit Development
West	O/IP – Office / Industrial Park

Proposed Structures

The applicant has provided sample elevations for the types of structures intended for this development. In general terms, Phase III would follow the successful template set by the first two phases, with multi-family structures built in a similar style and with similar design elements. The structures proposed for Phase III would vary in size, with a small number of one and three-bedroom units placed alongside the standard two-bedroom units.

Open space would be provided as shown, including an area between the two entrances to this section of the development. A retention pond would be installed to the east.

Additional signage would be installed along Park Center Drive denoting the entrances to the Phase III area of the development. Each such sign would be required to comply with the requirements of Chapter 1236 – Sign Standards. No blade signs would be permitted in this (or any) development.

Land Use Density

The proposed Land Use Density for the site is based on the number of dwelling units per acre. In this instance, with 59 units proposed on the 18.3 acres of parcel 3, we have a gross density of 3.22 Dwelling Units per acre.

Section 1226.06 of the Vandalia Zoning Code requires that Planned Unit Developments shall not exceed 12 Dwelling Units per acre for single-family developments.

Proposed Roadways

The development would be served by two roadways connecting to Park Center Drive. As with the first two phases of the Redwood Vandalia development, these roads would be privately owned and maintained.

The proposed road layout meets the standards of the Vandalia Fire Division for emergency access.

Comprehensive Plan

The 2020 Comprehensive Plan designates parcels 2 and 3 of this site as part of a Neighborhood Commercial area.[4] This designation was applied to parcels in the NB – Neighborhood Business, OR – Office Residential, and O – Office zoning districts, as well as undeveloped PUD parcels (such as this one) with similar use profiles.

In contrast, the Comprehensive Plan lists parcels 4 and 5 as Medium Density Residential.

Typically, businesses in the Neighborhood Commercial area provide services to nearby neighborhoods and adjacent residential areas.[5] The original proposal for an assisted living facility would have fit this designation, based on the permitted uses of the NB – Neighborhood Business district that formed the basis for that area of the PUD.

With the cancellation of the Provision Living project, those concerns no longer apply. Had Phase III of the Redwood Vandalia development been planned for this site from the beginning, it is our understanding that parcels 2 and 3 would have been designated Medium Density Residential.

In this instance, with this specific pattern of facts, Staff finds that the proposed development would be consistent with the overall goals of the Comprehensive Plan, despite the noted inconsistency with the current Neighborhood Commercial designation.

Covenants and Restrictions

Phase III is intended for development as an extension of the existing rental community. As such, Redwood Vandalia intends to maintain ownership of the entire site. Maintenance of common areas and green space, as well as all private roadways, will be the responsibility of Redwood Vandalia.

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[4] City of Vandalia Comprehensive Plan, Page 55.

[5] City of Vandalia Comprehensive Plan, Page 57. In relevant part: "Neighborhood commercial is intended to serve residents in close proximity with a low intensity commercial product. Development should be small in scale and complement adjacent development patterns. These uses should serve the everyday needs of nearby residents and employees and can include boutique retail, convenience stores, pharmacies, and restaurants..."

Revised Development Standards

As proposed, the development standards of the Redwood Vandalia Planned Unit Development would be amended as follows:

1. "Multi-Family Residential" is inserted as a permitted use in Subarea B.

The proposed amendment would apply to parcels 2 and 3, though no development is proposed for parcel 2 at this time.

Phasing Plan

The beginning of construction for Phase III of the Redwood Vandalia development would commence following the completion of Phase II in the 3rd Quarter of 2026. Current estimates place the completion of Phase III in mid-2028.

Review and Recommendation

Planned Unit Development Major Amendment – Review Criteria

In the case of Major Amendments to a Planned Unit Development, the proposed amendments must meet either the preliminary or final plan criteria, as appropriate. In this case, the preliminary plan criteria will apply to both the proposed amendment and the revised preliminary plan.

The Planning Commission shall not recommend in favor of, and City Council shall not approve, a preliminary plan for a planned unit development unless each body finds that the preliminary plan does the following: [6]

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

Staff Comment: Staff feels that the proposed Planned Unit Development, in its current form, is consistent with the City's goals and policies. Staff notes that any inconsistencies with the Comprehensive Plan are justified given current conditions in the vicinity.

The Planning Commission agreed with the staff comment by a vote of 3-0.

[6] Vandalia Zoning Code, Section 1214.08(d) – Planned Unit Development Review Criteria

Preliminary Plan Review Criteria (cont'd)

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

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

The Planning Commission agreed with the staff comment by a vote of 3-0.

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

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

The Planning Commission agreed with the staff comment by a vote of 3-0.

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

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

The Planning Commission agreed with the staff comment by a vote of 3-0.

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

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

The Planning Commission agreed with the staff comment by a vote of 3-0.

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

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

The Planning Commission agreed with the staff comment by a vote of 3-0.

Preliminary Plan Review Criteria (cont'd)

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

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

The Planning Commission agreed with the staff comment by a vote of 3-0.

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

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

The Planning Commission agreed with the staff comment by a vote of 3-0.

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

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

The Planning Commission agreed with the staff comment by a vote of 3-0.

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

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

The Planning Commission agreed with the staff comment by a vote of 3-0.

Preliminary Plan Review Criteria (cont'd)

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

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

The Planning Commission agreed with the staff comment by a vote of 3-0.

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

Staff Comment: While the proposed structures for this development are similar in style to the other homes built in Subarea C, Staff feels that the updated exteriors provide sufficient variety to comply with this review criterion.

The Planning Commission agreed with the staff comment by a vote of 3-0.

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

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

The Planning Commission agreed with the staff comment by a vote of 3-0.

Recommendation

At its regular meeting of July 8th, 2025, the Planning Commission voted 3-0 to recommend **approval** of the proposed Major Amendment to the PUD standards of the Redwood Vandalia Planned Unit Development.

During the same meeting, the Planning Commission also voted 3-0 to recommend **approval** of the proposed Preliminary Plan.

The recommendation of the Planning Commission on both items is hereby forwarded to Council for their consideration.

Application Letter / Letter of Justification

The applicant is formally requesting a Planned Unit Development application to amend the Development Standards for Subarea B (Outlot 2 & 3) for approximately +/-27.6 acres of land on Webster Street, south and east of the I-70/I-75 corridor. The specific request is to allow the inclusion of Multi-Family Residential (and related uses) in the permitted PUD uses previously approved in Subarea B (Outlot 2 & 3). Phase 1 (constructed and occupied) and Phase 2 (currently under construction) have been extremely successful. The applicant is requesting an amendment to the development standards to permit additional dwellings to be constructed in Subarea B. Subarea A will remain as previously approved.

The project was previously rezoned and approved as a Planned Unit Development and presently is a combination of vacant undeveloped subareas in addition to a Redwood Neighborhood (Subarea C, 171 attached residential dwellings) with portions under tree cover, has varying terrain with several drainage corridors and natural features on site. The site is bound by railroad tracks to the east, industrial and commercial development to the west and north and undeveloped land to the south.

The previous request for a PUD designation over the entire project that was approved by the City has provided a more concise plan for how the future development of this property could & will occur. It allowed for a flexible development pattern while establishing controls on specific uses to be developed. It also provided for the preservation of open space/drainage corridors throughout the site that provide visual interest and maintain an overall 'green' feeling to the area.

The proposed PUD development amendment will continue to provide a quality mixed use project to the community's southern corridor. The residential component will provide an alternative housing stock that is not readily available within the community but is highly desired. The opportunity to rent by choice, in a housing product that provides the amenities of a home without the maintenance commitments that owning a home brings is significantly desired by empty nesters and young professionals. Redwood Living develops apartment neighborhoods centered around a combination of smart, single story designs, private attached garages and signature features to provide a maintenance free convenience of an apartment with a genuine feel of a home. A low-density community, with private streets and low impact on city services will be a benefit to the city. This residential use will not have impact on the local school district as Redwood communities are not generators of school aged children.

This proposed project will address several goals and recommendations from the comprehensive plan:

Allow for a range of housing types to accommodate increased population growth while improving and protecting the city's residential neighborhoods. (Comprehensive Plan – Goal II)

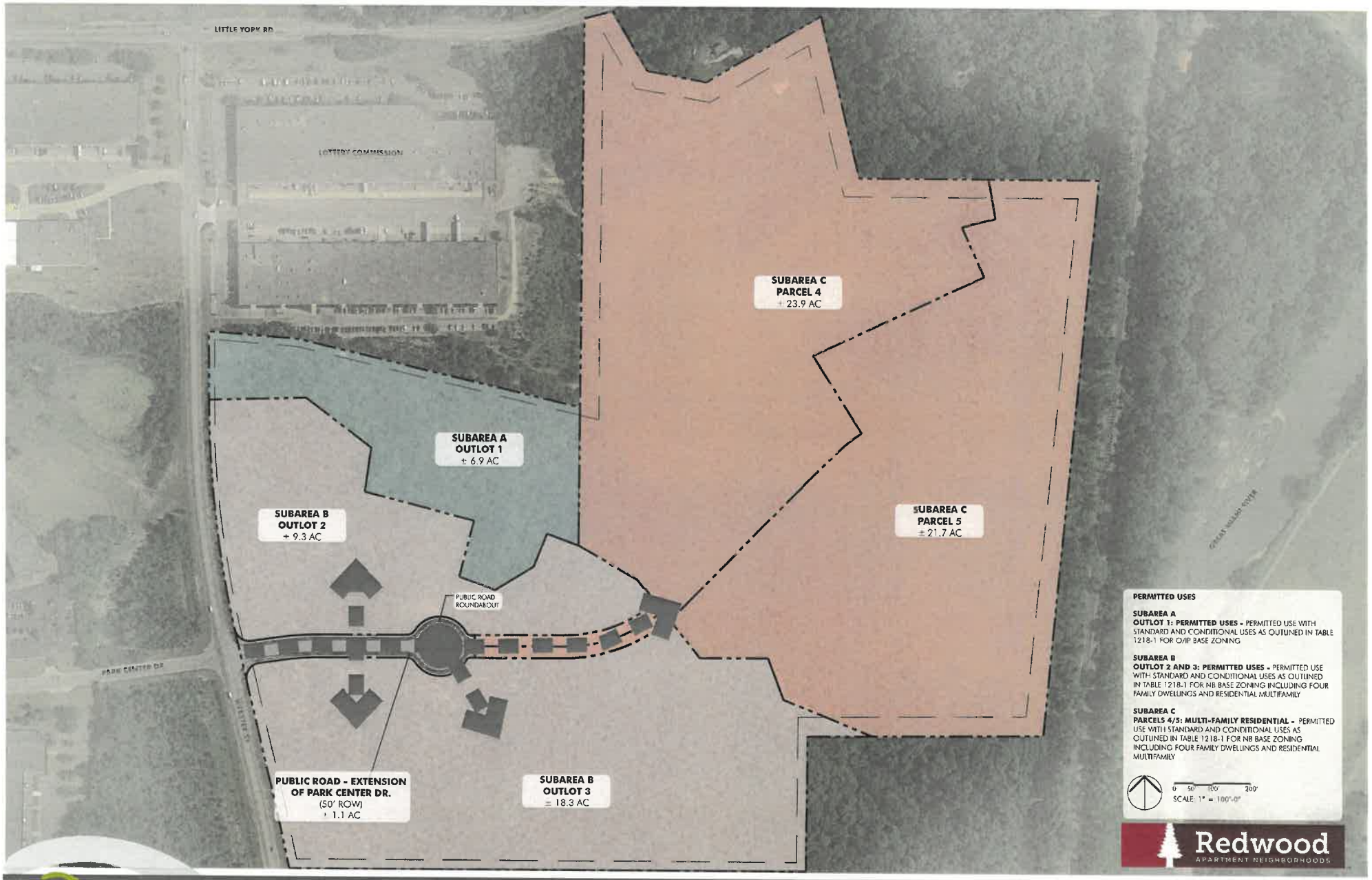
Enhance the physical appearance and economic vitality of commercial districts within the community. (Comprehensive Plan – Goal III)

Promote desirable residential growth that enhances diversity of housing stock while targeting specific population groups (Recommendation - Housing Analysis)

Locate new housing as to minimize future expenses associated with utilities and services; encourage infill of vacant areas (Recommendation – Housing Analysis)

POD design landscape architecture | planning | urban design

REDWOOD VANDALIA Illustrative PUD Site Plan | 05.30.2025


LITTLE YORK RD
LOTTERY COMMISSION
SUBAREA C
PARCEL 4
± 23.9 AC
SUBAREA A
OUTLOT 1
± 6.9 AC
SUBAREA B
OUTLOT 2
± 9.3 AC
SUBAREA C
PARCEL 5
± 21.7 AC
PUBLIC ROAD
ROUNDABOUT
PARK CENTER DR
PUBLIC ROAD - EXTENSION
OF PARK CENTER DR.
(50' ROW)
± 1.1 AC
SUBAREA B
OUTLOT 3
± 18.3 AC
PERMITTED USES
SUBAREA A
OUTLOT 1: PERMITTED USES - PERMITTED USE WITH STANDARD AND CONDITIONAL USES AS OUTLINED IN TABLE 1218-1 FOR O/IP BASE ZONING
SUBAREA B
OUTLOT 2 AND 3: PERMITTED USES - PERMITTED USE WITH STANDARD AND CONDITIONAL USES AS OUTLINED IN TABLE 1218-1 FOR NB BASE ZONING INCLUDING FOUR FAMILY DWELLINGS AND RESIDENTIAL MULTIFAMILY
SUBAREA C
PARCELS 4/5: MULTI-FAMILY RESIDENTIAL - PERMITTED USE WITH STANDARD AND CONDITIONAL USES AS OUTLINED IN TABLE 1218-1 FOR NB BASE ZONING INCLUDING FOUR FAMILY DWELLINGS AND RESIDENTIAL MULTIFAMILY
0 50' 100' 200'
SCALE: 1" = 100'-0"
Redwood
APARTMENT NEIGHBORHOODS

LITTLE YORK RD
LOTTERY COMMISSION
SUBAREA A
OUTLOT 1
± 6.9 AC
SUBAREA B
OUTLOT 2
± 9.3 AC
PUBLIC ROAD - EXTENSION
OF PARK CENTER DR.
(50' ROW)
± 1.1 AC
PARK CENTER DR
REDWOOD
NEIGHBORHOOD
SUBAREA C
PARCELS 4 AND 5
± 45.6 AC
(PREVIOUSLY
APPROVED)
PRIVATE DRIVE
REDWOOD
NEIGHBORHOOD
SUBAREA B
OUTLOT 3
± 18.3 AC
SITE DATA
REDWOOD AREA: ± 63.9 AC
PARCEL 4/5 ± 45.6 AC
OUTLOT 3 ± 18.3 AC
TOTAL OPEN SPACE AREA: ±38.7 AC (60%)
PARCEL 4/5 ±26.6 AC (58%)
OUTLOT 3 ±12.1 AC (66%)
KEY
COMMON OPEN SPACE (PARCELS 4/5)
COMMON OPEN SPACE (OUTLOT 3)
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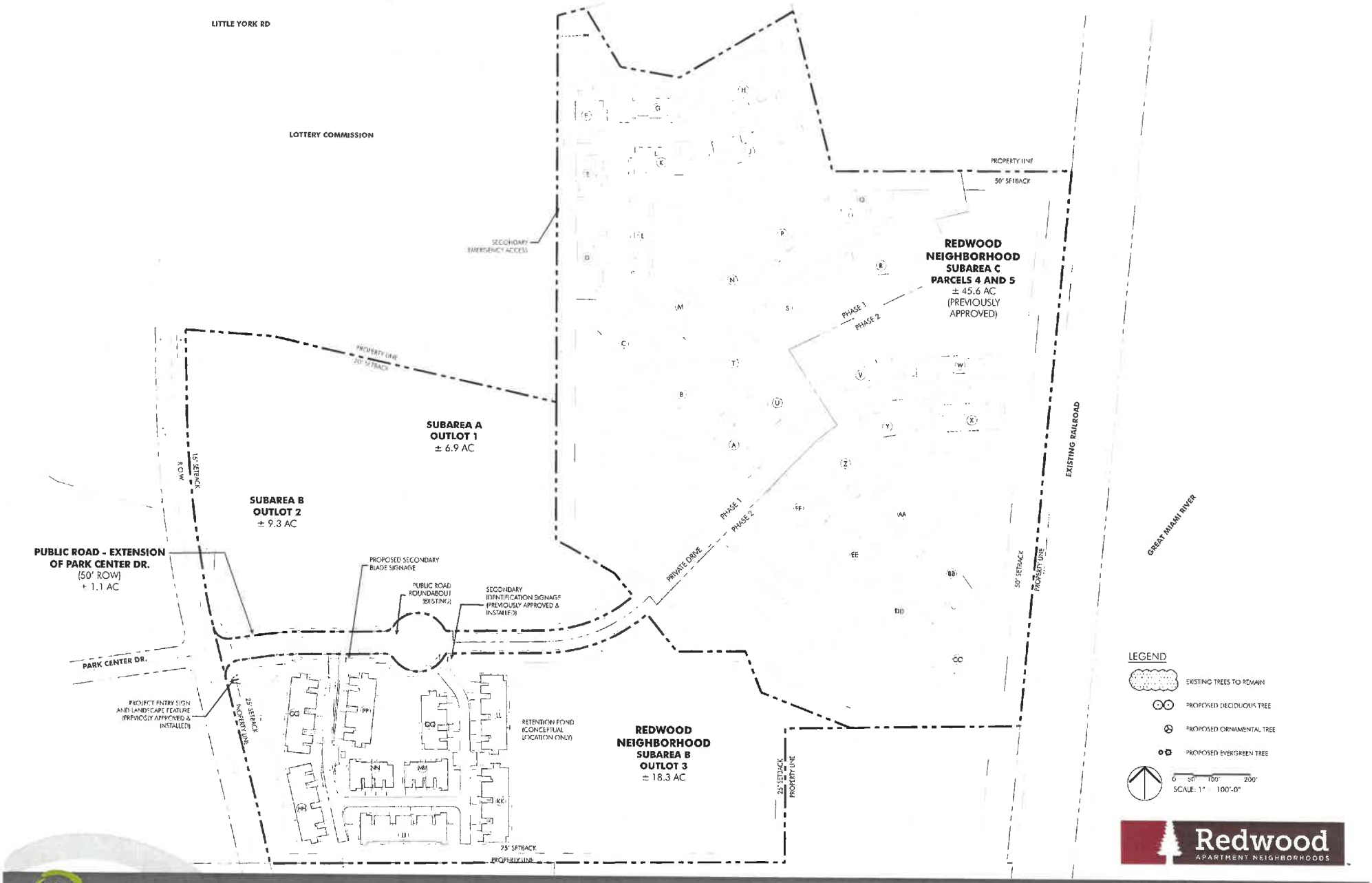
SCALE 1" = 100'-0"
Redwood
APARTMENT NEIGHBORHOODS


LITTLE YORK RD
LOTTERY COMMISSION
SECONDARY EMERGENCY ACCESS
PROPERTY LINE
50' SETBACK
REDWOOD NEIGHBORHOOD
SUBAREA C
PARCELS 4 AND 5
± 45.6 AC
(PREVIOUSLY APPROVED)
PHASE 1
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25' SETBACK
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15' SETBACK
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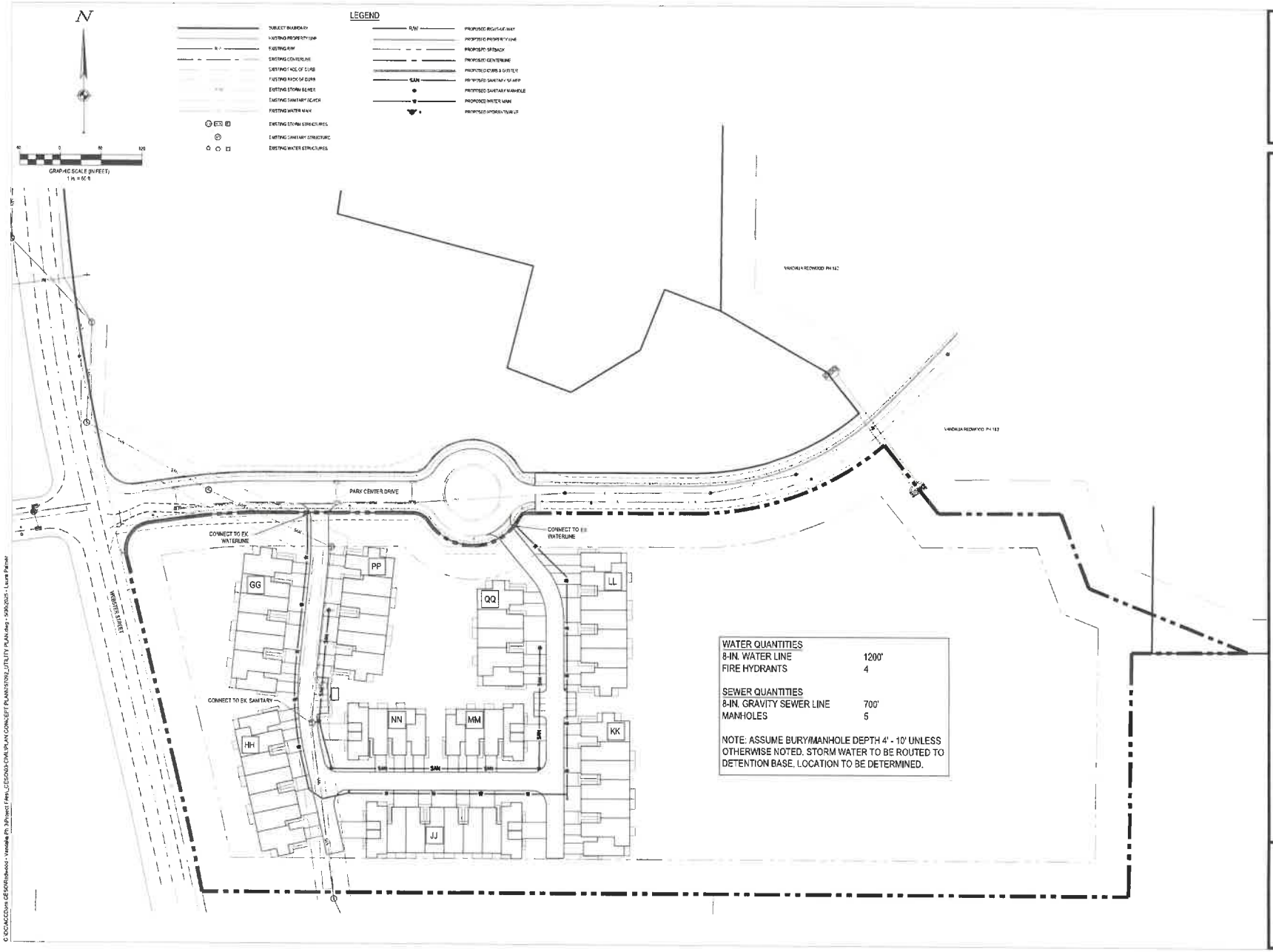
PROPOSED ORNAMENTAL TREE
PROPOSED EVERGREEN TREE
0 50' 100' 200'
SCALE: 1" = 100'-0"
Redwood
APARTMENT NEIGHBORHOODS



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VANDALIA PHASE III
UTTLE YORK RD
DAYTON, OHIO 45414

Revisions / Submissions

ID	Description	Date

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Project Number:	757092
Scale:	1"=50'
Drawn By:	JRS
Checked By:	LMP
Date:	5/27/2025
Issue:	PRELIMINARY

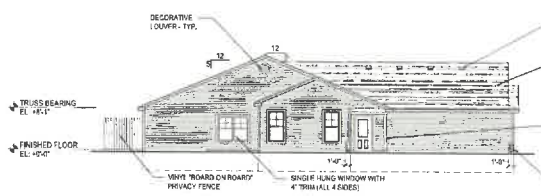
Drawing Title:
PRELIMINARY UTILITY PLAN

1

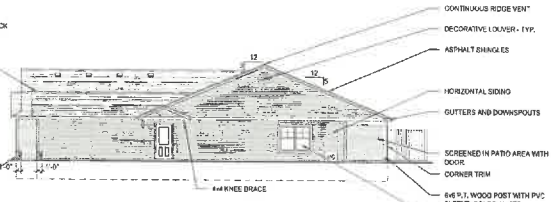
EXTERIOR FINISH MATERIAL SELECTIONS

ITEM:	MATERIAL / STYLE:	COLOR:
DECORATIVE LOUVER	VINYL	WHITE
ASPHALT SHINGLES	DIMENSIONAL 30 YEAR LAMINATED	WEATHERED WOOD
GUTTERS AND DOWNSPOUTS	PREFINISHED ALUMINUM	WHITE
HORIZONTAL SIDING	VINYL	VARIES
SHAKES	VINYL	VARIES
CORNER TRIM	VINYL	WHITE
STONE VENEER	PRESTIGE	OHIO SOUTHERN LIMESTONE
OVERHEAD GARAGE DOOR	RAISED PANEL PAN STEEL	WHITE
SINGLE HUNG	VINYL	STANDARD WHITE WITH COLONIAL PATTERN FLAT GRIDS
6'-0" X 6'-8" SLIDING PATIO DOOR	VINYL	WHITE

NOTE:
ADDRESS FOR EACH UNIT TO BE PLACED IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD.



5 STANDARD SIDE ELEVATION
SCALE: 3/32" = 1'-0"
BLDG: D



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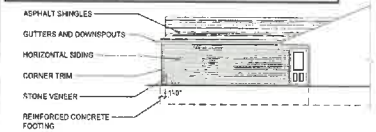
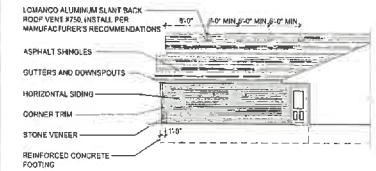
BLDG: D



7 PARTIAL SIDE ELEVATION
SCALE: 3/32" = 1'-0"
BLDG: D

3 REAR ELEVATION
SCALE: 3/32" = 1'-0"
BLDG: D



6 PARTIAL SIDE ELEVATION
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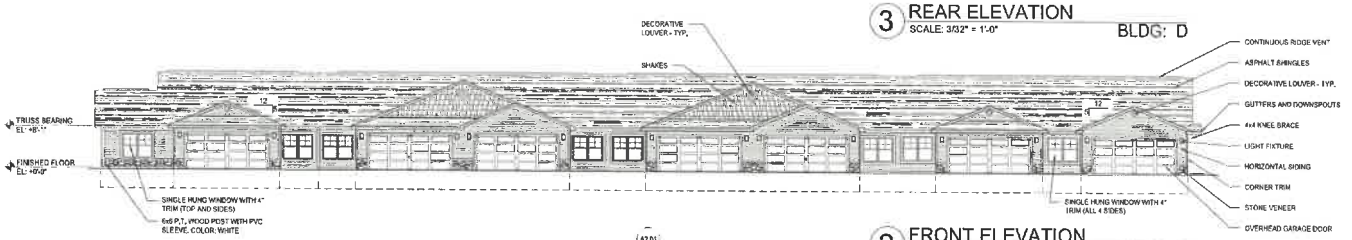
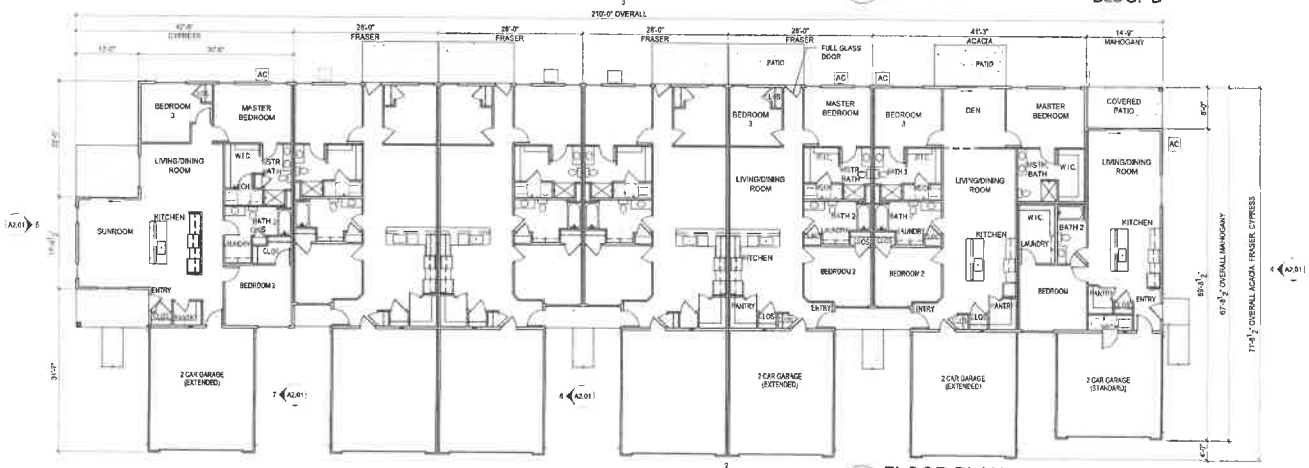
BLDG: D



2 FRONT ELEVATION
SCALE: 3/32" = 1'-0"
BLDG: D



1 FLOOR PLAN
SCALE: 3/32" = 1'-0"
BLDG: D

PRELIMINARY
NOTE!!!
THIS DRAWING IS NOT FOR CONSTRUCTION

REVISIONS

MANN - PARSONS - GRAY ARCHITECTS 330.666.5770

BUILDING FLOOR PLAN AND ELEVATIONS
PROJECT #: 14125
DATE: MAY 28, 2025
REDWOOD VANDALIA P3
VANDALIA, OH

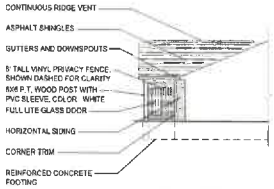
Redwood

A2.01

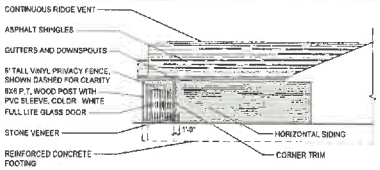
EXTERIOR FINISH MATERIAL SELECTIONS

ITEM:	MATERIAL / STYLE:	COLOR:
DECORATIVE LOUVER	VINYL	WHITE
ASPHALT SHINGLES	DIMENSIONAL 30 YEAR LAMINATED	WEATHERED WOOD
GUTTERS AND DOWNSPOUTS	PREFINISHED ALUMINUM	WHITE
HORIZONTAL SIDING	VINYL	VARIES
SHAKES	VINYL	VARIES
CORNER TRIM	VINYL	WHITE
STONE VENEER	PRESTIGE	OHIO SOUTHERN LIMESTONE
OVERHEAD GARAGE DOOR	RAISED PANEL PAN STEEL	WHITE
SINGLE HUNG	VINYL	STANDARD WHITE WITH COLONIAL PATTERN FLAT GRIDS
6'-0" X 6'-8" SLIDING PATIO DOOR	VINYL	WHITE

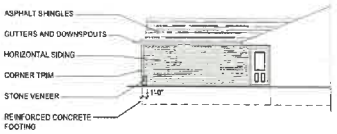
NOTE:
ADDRESS FOR EACH UNIT TO BE PLACED IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD.



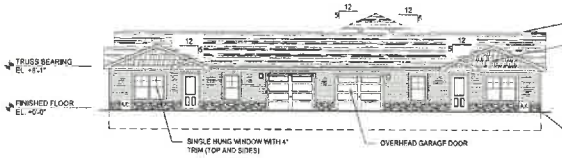
8 PARTIAL SIDE ELEVATION
SCALE: 3/32" = 1'-0" BLDG: G



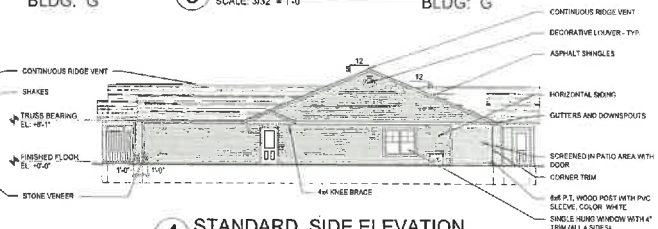
7 PARTIAL SIDE ELEVATION
SCALE: 3/32" = 1'-0" BLDG: G



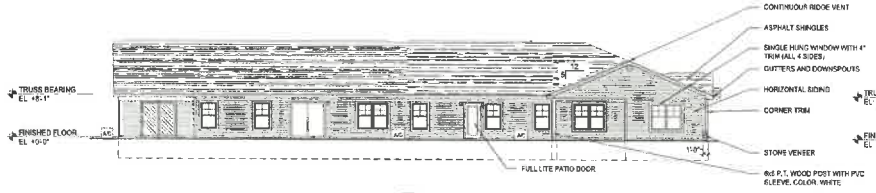
6 PARTIAL SIDE ELEVATION
SCALE: 3/32" = 1'-0" BLDG: G



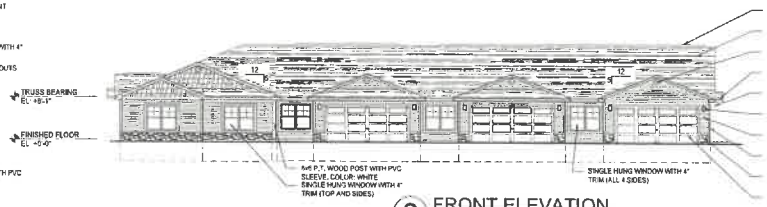
5 HIGH PROFILE SIDE ELEVATION
SCALE: 3/32" = 1'-0" BLDG: G



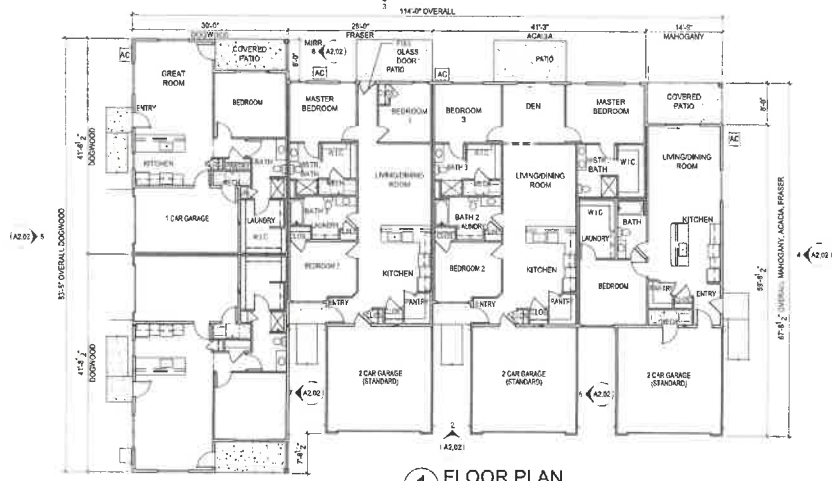
4 STANDARD SIDE ELEVATION
SCALE: 3/32" = 1'-0" BLDG: G



3 REAR ELEVATION
SCALE: 3/32" = 1'-0" BLDG: G



2 FRONT ELEVATION
SCALE: 3/32" = 1'-0" BLDG: G



1 FLOOR PLAN
SCALE: 3/32" = 1'-0" BLDG: G

PRELIMINARY
NOTE!!!
THIS DRAWING IS NOT FOR CONSTRUCTION

REVISIONS

MANN • PARSONS • GRAY ARCHITECTS 330.666.5770

BUILDING FLOOR PLAN AND ELEVATIONS
PROJECT #: 14125
DATE: MAY 28, 2025
REDWOOD VANDALIA P3
VANDALIA, OH

Redwood

A2.02

EXTERIOR FINISH MATERIAL SELECTIONS

ITEM:	MATERIAL / STYLE:	COLOR:
DECORATIVE LOUVER	VINYL	WHITE
ASPHALT SHINGLES	DIMENSIONAL 30 YEAR LAMINATED	WEATHERED WOOD
GUTTERS AND DOWNSPOUTS	PREFINISHED ALUMINUM	WHITE
HORIZONTAL SIDING	VINYL	VARIES
SHAKES	VINYL	VARIES
CORNER TRIM	VINYL	WHITE
STONE VENEER	PRESTIGE	OHIO SOUTHERN LIMESTONE
OVERHEAD GARAGE DOOR	RAISED PANEL PAN STEEL	WHITE
SINGLE HUNG	VINYL	STANDARD WHITE WITH COLONIAL PATTERN FLAT GRIDS
5'-4" X 6'-8" SLIDING PATIO DOOR	VINYL	WHITE

NOTE
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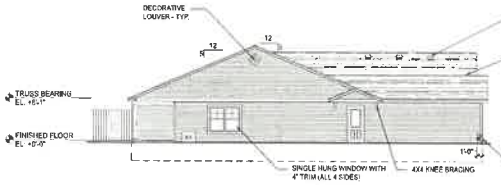
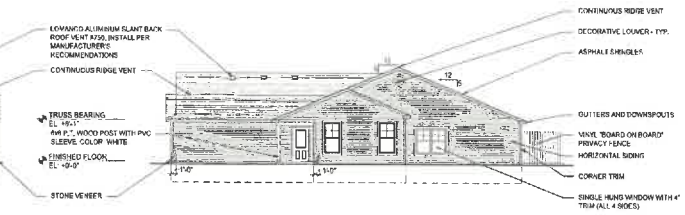
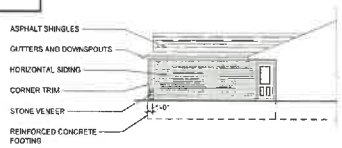


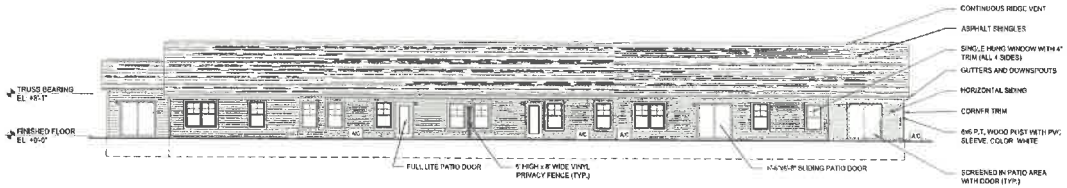
5 STANDARD SIDE ELEVATION
SCALE: 3/32" = 1'-0" BLDG: J



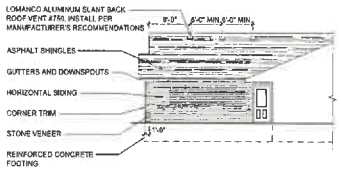
4 STANDARD SIDE ELEVATION
SCALE: 3/32" = 1'-0" BLDG: J



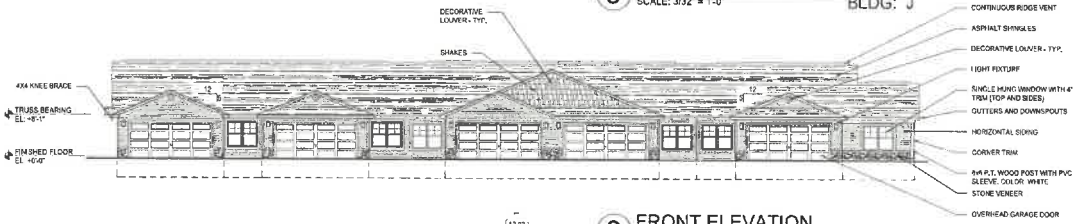
7 PARTIAL SIDE ELEVATION
SCALE: 3/32" = 1'-0" BLDG: J



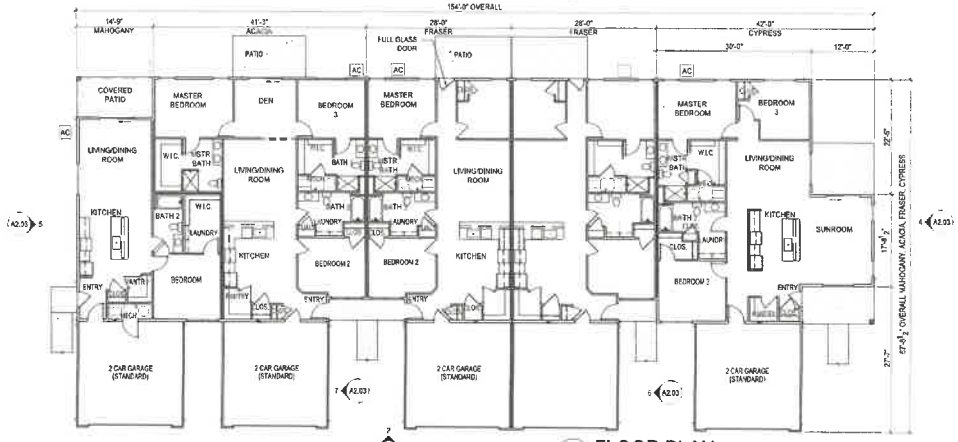
3 REAR ELEVATION
SCALE: 3/32" = 1'-0" BLDG: J



6 PARTIAL SIDE ELEVATION
SCALE: 3/32" = 1'-0" BLDG: J



2 FRONT ELEVATION
SCALE: 3/32" = 1'-0" BLDG: J



1 FLOOR PLAN
SCALE: 3/32" = 1'-0" BLDG: J

PRELIMINARY
NOTE!!!
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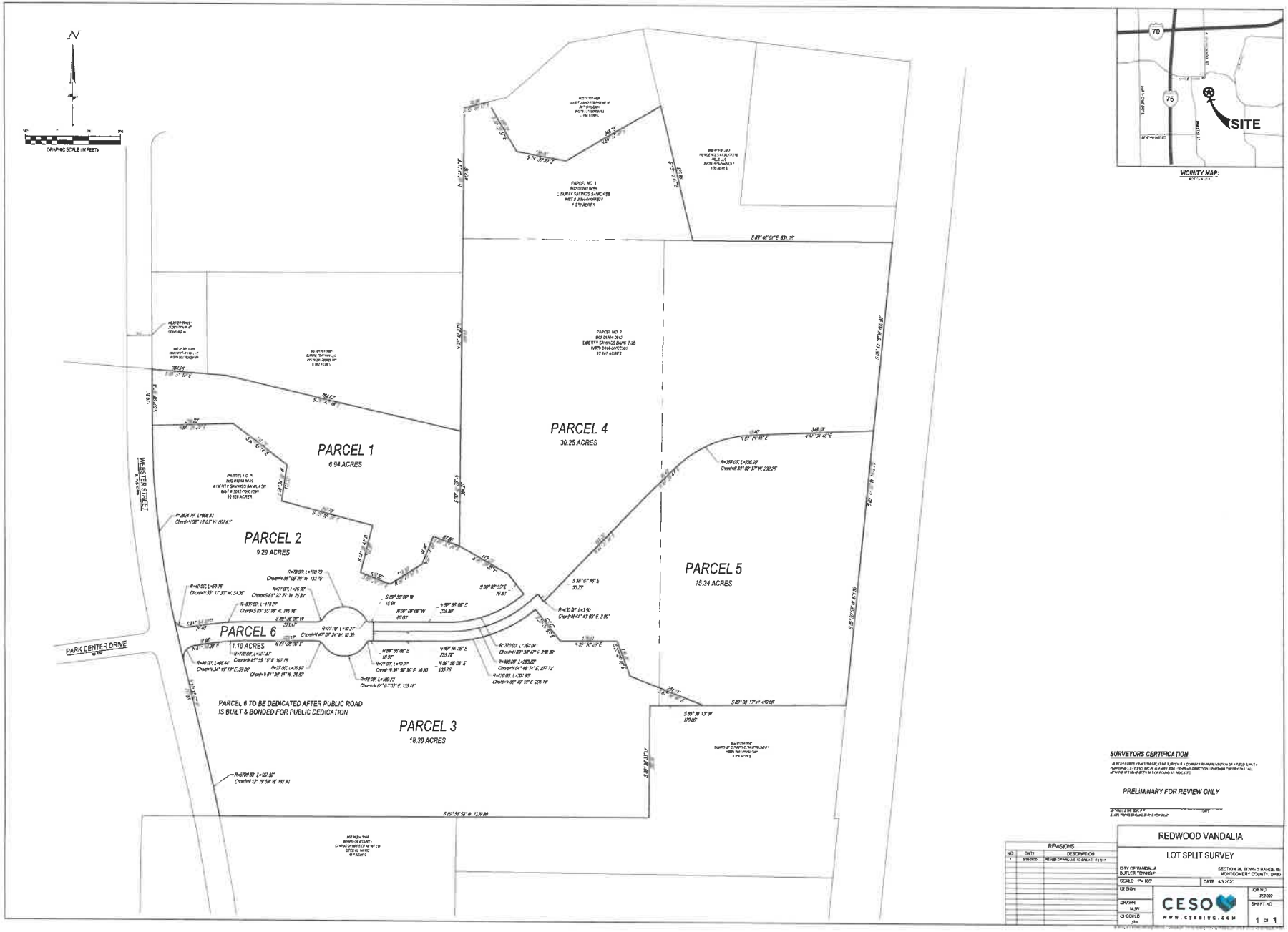
REVISIONS

MANN - PARSONS - GRAY ARCHITECTS 330.666.5770

BUILDING FLOOR PLAN AND ELEVATIONS
PROJECT #: 14125 DATE: MAY 28, 2025
REDWOOD VANDALIA P3
VANDALIA, OH

Redwood

A2.03


N
(GRAPHIC SCALE IN FEET)
PARCEL 1
6.94 ACRES
PARCEL 2
9.29 ACRES
PARCEL 3
18.30 ACRES
PARCEL 4
30.25 ACRES
PARCEL 5
15.34 ACRES
PARCEL 6
1.10 ACRES
PARCEL 6 TO BE DEDICATED AFTER PUBLIC ROAD IS BUILT & BONDED FOR PUBLIC DEDICATION
WEBSTER STREET
PARK CENTER DRIVE
70
75
SITE
VICINITY MAP:
SURVEYORS CERTIFICATION
PRELIMINARY FOR REVIEW ONLY
REVISIONS
NO. DATE DESCRIPTION
REDWOOD VANDALIA
LOT SPLIT SURVEY
CITY OF VANDALIA
BUTLER TOWNSHIP
SECTION 26, T2N-R-3 RANGE 8E
MONTGOMERY COUNTY, OHIO
SCALE: 1"= 100'
DATE: 4.3.2021
DESIGN
DRAWN
CHECKED
JOB NO
SHEET NO
1 OF 1
CESO
WWW.CESOINC.COM

Minutes of the City of Vandalia Planning Commission
July 8, 2025

Members Present:	Ms. Kristin Cox, Mr. Lucious Plant, Mr. Bob Hussong
Members Absent:	Mr. Dave Arnold
Staff Present:	Michael Hammes, City Planner Ben Graham, Zoning & Planning Coordinator Ben Borton, Director of Public Service Rob Cron, Assistant City Manager
Others Present:	Greg Thurman, John Seagraves, Rick Drake, Jovi Takhar, Boydon Boston, Steve Ponscheck, Ron Miller, Brian Wertz, Aaron Horn, Rob Smith, Ryan Lefeld, Trisha Cortes, Orlando Cortes, Don Donathan, Ed Burke, Missi Demoss, Nelson Demoss, David Whitlock

Call to Order

Ms. Cox called the meeting to order at 6:08 p.m.

Attendance

Ms. Cox noted that three members were present. Mr. Plant made a motion to excuse Mr. Arnold. Mr. Hussong seconded. The motion carried 3-0.

Approval of Minutes of the Planning Commission

Mr. Hussong made a motion to approve the May 13th, 2025 minutes. Mr. Plant seconded the motion. The motion carried 5-0.

Swearing in of Attendees Wishing to Speak at Meeting

The attendees were sworn in.

Old Business

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

New Business – PC 25-0007 – PUD Amendment and Preliminary Plan – Redwood Phase III

Mr. Hammes introduced Case PC 25-0007. Todd Foley, of POD Design, and on behalf of Redwood Vandalia, requests a Major Amendment to an existing Planned Unit Development and approval of a revised PUD Preliminary Plan. The request involves two parcels totaling 27.59 acres +/-, located along the east side of Webster Street at Park Center Drive in the City of Vandalia. If approved, the proposed amendment would facilitate the construction of 59 multi-family residential units as part of Phase III of the Redwood Vandalia development. The property is owned by Redwood Vandalia.

Mr. Hammes described the history of the Redwood Vandalia PUD. He noted that the Redwood development was originally approved in 2019 as a mixed-use commercial and multi-family residential development. Phases I and II of the Redwood development feature 171 multi-family units. Phase I was completed in 2024, and Phase II is under construction.

Mr. Hammes explained that two additional parcels were set aside for commercial uses fitting the standards of the Office / Industrial Park district. Parcel 3, located south of Park Center Drive, was approved for an assisted living facility in 2022. That project was later cancelled. Redwood Vandalia now seeks to expand into a Phase III on this parcel.

Mr. Hammes discussed the proposed amendment to the Redwood Vandalia PUD. He explained that the applicant wished to add "Multi-Family Residential" as a permitted use on parcels 2 and 3. Because this change would increase the number of dwelling units in the development, it qualifies as a Major Amendment and requires Council approval. This change is the only change to the PUD standards proposed.

Mr. Hammes reviewed the revised Preliminary Plan for Phase III. He noted that the proposed residential buildings would be similar in architectural style and design to the homes built in Phases I and II. While the development would continue to primarily feature two-bedroom units, a limited number of one-bedroom and three-bedroom units are also included in the plan for Phase III. He also discussed signage along Park Center Drive, stating that a blade sign depicted in the proposal would be replaced by a permanent sign to comply with the City's signage regulations. Importantly, Mr. Hammes clarified that the current Preliminary Plan applies only to Parcel 3, and any future development of Parcel 2 would require a separate plan amendment.

Mr. Hammes discussed the Comprehensive Plan. He explained that the area was designated as "Neighborhood Commercial", owing to the proposed uses available at the time the plan was drafted. Had Phase III been proposed initially, rather than the assisted living facility or some related use, the site would have been designated "Medium Density Residential" to match the first two phases of the Redwood development. As such, the proposed Phase III is consistent with the goals of the plan, if not the specific designation.

Mr. Hammes reported that the development would be managed by Redwood as a rental community, so there would be no covenants or homeowners' association.

Mr. Hammes noted that the standards that applied to the initial phases of the development would apply to residential development in this area, with the exception of a required buffer area at the southwest end of Phases I and II (since that buffer already exists).

Mr. Hammes reported that construction was expected in late 2026, following the completion of Phase II. The proposed phasing plan for this site would see construction completed in 2028.

Mr. Hussong asked about the density of Phase III, referencing the number of dwelling units and the different unit sizes. Mr. Hammes replied that the preliminary plan refers to dwelling units in the aggregate, with the calculation of density taking only the raw number of units into account. The Final Plan approval would be where the applicant would need to show specific utility capacities and designs.

Ms. Cox opened the public portion of the meeting, and invited the applicant forward.

Mr. Greg Thurman of Redwood Vandalia addressed the Commission on behalf of the applicant. He confirmed that the number of bedrooms in Phase III would be the equivalent of 59 two-bedroom units, and that the number of one-bedroom units would balance out the number of three-bedroom units.

Mr. Thurman reported that Phase I was 99% leased, with a waiting list for Phases I and II. With the decline of assisted living facilities following the COVID pandemic, the Provision Living agreement had been cancelled. With parcel 3 now available, the expansion of the Redwood development is now a viable option on this site.

Ms. Cox asked about parcel 2, which would also be approved for multi-family residential uses if the amendment is approved. Mr. Thurman replied that there were no plans for a Phase IV at this time, due to the topography of the site. If a small development is proposed for that site in the future, amending the PUD now would remove the need to seek a second amendment at that time.

Hearing no further public comment, Ms. Cox closed the public portion of the meeting.

Review Criteria

Ms. Cox explained that the Commission would discuss the Preliminary Plan review criteria. Major amendments rely on the criteria for either preliminary or final plans, depending on the amendment in question, so only one set of criteria would be reviewed.

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

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

Staff Comment: Staff feels that the proposed Planned Unit Development, in its current form, is consistent with the City's goals and policies. Staff notes that any inconsistencies with the Comprehensive Plan are justified given current conditions in the vicinity.

The Planning Commission agreed with the staff comment by a vote of 3-0.

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

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

The Planning Commission agreed with the staff comment by a vote of 3-0.

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

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

The Planning Commission agreed with the staff comment by a vote of 3-0.

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

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

The Planning Commission agreed with the staff comment by a vote of 3-0.

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

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

The Planning Commission agreed with the staff comment by a vote of 3-0.

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

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

The Planning Commission agreed with the staff comment by a vote of 3-0.

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

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

The Planning Commission agreed with the staff comment by a vote of 3-0.

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

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

The Planning Commission agreed with the staff comment by a vote of 3-0.

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

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

The Planning Commission agreed with the staff comment by a vote of 3-0.

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

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

The Planning Commission agreed with the staff comment by a vote of 3-0.

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

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

The Planning Commission agreed with the staff comment by a vote of 3-0.

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

Staff Comment: While the proposed structures for this development are similar in style to the other homes built in Subarea C, Staff feels that the updated exteriors provide sufficient variety to comply with this review criterion.

The Planning Commission agreed with the staff comment by a vote of 3-0.

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

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

The Planning Commission agreed with the staff comment by a vote of 3-0.

Recommendation

Ms. Cox reported that Staff recommended Approval of the proposed Major Amendment to the Redwood Vandalia Planned Unit Development. Mr. Plant made a motion to recommend approval. Mr. Hussong seconded.

By a vote of 3-0, the Planning Commission recommended **Approval** of the proposed Major Amendment.

Ms. Cox reported that Staff recommended Approval of the proposed Preliminary Plan for Phase III of the Redwood Vandalia development. Mr. Hussong made a motion to recommend approval. Mr. Plant seconded.

By a vote of 3-0, the Planning Commission recommended **Approval** of the proposed Preliminary Plan.

Ms. Cox noted that the recommendations of the Commission would next be reviewed at the Council Study Session on Monday, July 21st, 2025.

New Business – PC 25-0008 – Planned Unit Development and Preliminary Plan Towns at Cassel Grove (600 Corporate Center Drive)

Mr. Hammes introduced Case PC 25-0008. Jeff Puthoff, P.E., of Choice One Engineering, on behalf of DR Horton, requests a change of zoning as previously established by the Zoning Ordinance of the City of Vandalia. The request involves one parcel totaling 14.494 acres +/- located at the south end of Corporate Center Drive in the City of Vandalia. As proposed, the subject property would be rezoned from the O - Office district to a Residential Planned Unit Development. The property is owned by the Hague Corporation.

Mr. Hammes described the proposed subdivision, noting that the 72 homes in this neighborhood would be a detached townhome design. This affords homeowners the advantages of a single-family lot, with rear and side yards, while still providing a unique townhome aesthetic.

Mr. Hammes discussed the history of the site, explaining that the parcel was one of the few parcels in the City with the O – Office zoning. The parcel had been zoned to O – Office several decades ago, with the intent of building an office building or office complex. No such development ever happened, and a large-scale office development is less likely in 2025 than it would have been in decades past. The owners of the property had identified this Medium-Density Residential development had been identified as a viable alternative use.

Mr. Hammes discussed the Airport Environs Overlay (AEO) as applied to this parcel. He noted that the parcel was south of the 70 DNL area, which would prevent the construction of Single-Family homes. The 65 DNL area, which encompasses almost the entire site, permits Single-Family Residential development of the type proposed. There are no issues with the AEO that would prevent the proposed development.

Mr. Hammes described the lot design. He reported that the proposed lots had a minimum width of 35 feet. This is larger than the lot width for attached townhomes (22'), but narrower than the typical width for single-family homes in the RSF-4 district (55').

Mr. Hammes noted that one lot at the northeast end of the site would be reserved for a model home.

Mr. Hammes described the proposed green space, noting that the entire site would have an open space buffer between this development and adjacent properties. There would also be a buffer between Phases I and II of the development. A small tot lot is reserved at the northwest end of the site. A 40-foot buffer would be preserved to the east, between this development and the homes on Damian Street.

Mr. Hammes discussed the density of the proposed development. He explained that the development would have 4.96 dwellings per acre. The Zoning Code requires single-family residential PUDs to have fewer than 6 dwellings per acre. Attached townhomes would need to meet the multi-family standard of 12 dwellings per acre, making this development less dense than the alternative.

Mr. Hammes described the roadways proposed for the development. The existing cul-de-sac at Corporate Center Drive would be removed in favor of two side streets with three cul-de-sacs. The Fire Division has reviewed the layout, and has no objections to the proposed design with regards to emergency access. All roads would be public right-of-way.

Mr. Hammes added that there would be no road connection to Pool Avenue. A pedestrian walkway would be provided at the north end of the site, connecting this development to the existing neighborhood to the east.

Mr. Hammes discussed the Comprehensive Plan. He explained that the area was designated as "Neighborhood Commercial" due to the O – Office zoning, and that all O – Office parcels in the City were designated as Neighborhood Commercial. In this case, the parcel does not have the interconnectivity or access to fit the intent of the Neighborhood Commercial designation, and the business types intended for that designation would not be viable on this property. Further, the proposed Medium Density Residential use would be consistent with the Medium Density Residential neighborhood to the east. In closing, Mr. Hammes stated his view that the proposed development was consistent with the goals and intent of the Comprehensive Plan if not the specific designation.

Mr. Hammes listed the permitted uses for the site. Single-Family Residential homes would only be permitted on the numbered building lots. Passive open space uses would be permitted on all lots in the development, and accessory uses would be permitted as required by the code.

Mr. Hammes discussed the development standards for the development. He explained that the building lots would be 35 feet in width with 25-foot front and rear yards. Side yards would be set at a minimum of 5.5 feet, which would create at least 10 feet of distance between homes. Open Space lots would have different standards, locking them into at least 1 acre in size. The tot lot would be a 55-foot lot, as proposed.

Mr. Hammes explained that single-family residential PUDs generally include requirements for different home styles and colors, in order to encourage variety in designs and break up monotony. All garages would be required to accommodate two vehicles. Architectural Standards not set by the PUD would default to the standards of the RSF-2 district.

Mr. Hammes discussed the remaining standards for the development. Several corner lots would be oriented to match adjacent homes, and any lots on curves would have their frontage measured at the setback line as is standard for cul-de-sac lots. Other standards not set by the PUD (such as lot design) would default to the standards of the RMF district, owing to the size of the lots proposed here.

Mr. Hussong acknowledged that living near an airport is something that residents in this area are used to dealing with.

Mr. Hussong expressed concern over access within the development, given that there is only one path in and out of the development. In the event of an emergency, residents who need to leave might not be able to get past emergency equipment and first responders.

Mr. Hammes replied that the code did not require a second exit, based on the level of traffic expected from the development. Further, he noted that the vicinity did not lend itself to an additional exit. Mr. Hussong replied that the site does need to be developed, but that he wanted to make sure the issue with access to and from the site was being reviewed. Mr. Hammes confirmed that staff would review that issue and identify alternatives.

Mr. Plant asked about the target buyer for these homes. Ms. Cox invited the applicant to the podium.

Mr. Rob Smith, with DR Horton, addressed the Commission as applicant. He thanked the Commission for considering the application. He described DR Horton as "America's Homebuilder", and noted that the company was excited to expand into Southwest Ohio. The company has built communities in Clayton, Xenia, New Carlisle, Huber Heights, and new communities in Troy and Butler Township.

Mr. Smith added that the company had been in Ohio for five years. His office, based in Cincinnati, serves the Cincinnati and Dayton markets. The company staffs its offices with local employees who know the area and are familiar with the local community.

Mr. Smith explained that their initial proposal for this site involved traditional attached townhomes. The detached townhome product had seen some success in other markets, offering the best of both worlds, and the proposal was revised to offer this new type of home. The detached townhome offers the best of both worlds, with a townhome style of home and the private backyard.

Mr. Smith confirmed that his company would be willing to work with the City to expand the pedestrian walkway with bollards and other upgrades, so that the walkway could serve as an emergency access (or egress) if needed.

Mr. Aaron Horn, of DR Horton, added that the company had provided a packet of information about the development. He thanked staff for the detailed presentation.

Ms. Cox, echoing Mr. Plant's earlier question, asked about the target audience for this type of home. Mr. Horn replied that these homes were targeted to buyers who want a smaller property to maintain and who may not want to share walls with their neighbors. Empty nesters and young urban professionals were mentioned as two target demographics. He added that families with dogs prefer having a fenced-in backyard (as opposed to a shared common backyard).

Mr. Smith added that some families may also take an interest in the site, noting that easy pedestrian access to nearby parks would benefit families with young children.

Mr. Plant asked about the idea of empty nesters buying homes with two stories. Mr. Smith replied that some empty nesters were comfortable with having a single staircase. He suggested that this unique product will find unique buyers who see that this product fits their lifestyle.

Ms. Cox asked about the location of the development and whether its isolated location or its proximity to the airport could cause problems. Mr. Smith replied that job growth in the area and proximity to the highway would highlight this as a safe, relatively affordable development in a strategic location.

Mr. Horn added that the neighborhood would be designed so as to set it apart from the adjacent properties. He discussed the green space provided in the plan and the pedestrian access to Pool Ave.

Mr. Hussong asked for clarification on the walkability. Mr. Horn replied that the Helke Park area, including recently upgraded pickleball courts, would be a major amenity for residents in this development.

Ms. Cox asked about buffering around the site. Mr. Horn referred to the Landscaping Plan, discussing the proposed plantings at the edges of the property. He noted that some areas were considered wetlands, which limited what they could plant. He pointed out that the plan called for preserving as much mature growth (including trees) as possible.

Mr. Smith added that a buffer area would be preserved along the east side of the development. His company's interest is in making every lot viable, so that they do not have unsold property.

Ms. Cox asked about the price point for the proposed homes. Mr. Smith replied that these homes in the current market would sell in the $270,000 to $310,000 price range. He reiterated his company's position that there is a market for homes in this price range.

Hearing no further questions from the Commission, Ms. Cox opened the public portion of the meeting.

Mr. John Seagraves of 3353 Hertlein Lane, addressed the Commission. He explained that he was one of several residents who negotiated the zoning to O-2 when the owner at the time wanted Industrial. There was work done at that time that was not allowed, and he and his neighbors have fought that for a long time. He added that he and his neighbors have septic systems.

Mr. Seagraves challenged the prices offered by the applicant. He argued that the property would be ideal for a medical office, and that medical companies in the region are eager to build new medical offices. He suggested that the owners of the property had not properly marketed the site, which is why it had not sold.

Mr. Seagraves argued that no empty nester would buy a home with a staircase.

Mr. Seagraves reported that he had not received a letter 40 years ago, and that he had not received a letter for this meeting. He thanked his neighbor for letting him know about the meeting. He added that his wife is in the hospital, and that he would be leaving once he concluded his remarks.

Mr. Seagraves stated that he had grown up in West Virginia, and that the proposed homes resembled "company homes".

Mr. Seagraves argued that the site had not been maintained, and that the City had not required them to properly maintain their land. When the current owner bought the property, they were aware that the land was zoned O-2.

Mr. Seagraves noted that he has emergency vehicles on his street every day.

Mr. Seagraves discussed water issues with the property. He said that the development of the site would send water into his backyard. As a real estate agent, he argued that the property would not be marketable.

Mr. Seagraves asked if the City had investigated the builder, arguing that the company has been involved in a number of lawsuits in other states.

Mr. Seagraves asked the Commission to turn down the application. He argued that the homes built on this site should match the homes on Damian Street. Any development on the site should match the current zoning.

Mr. Donnie Donathan of 515 Damian Street, addressed the Commission. He reminded the Commission that he had opposed a previous proposal for industrial zoning on this property, and that he opposes this rezoning. He displayed a petition of residents in the area who also opposed the development.

Mr. Donathan requested that Mr. Hammes stop receiving illegitimate proposals. He argued that the City should have rejected the application outright due to the number of homes proposed.

Mr. Donathan stepped away from the podium to refer to the displayed map of the proposed development. He argued that, if developed, the site would send a large amount of stormwater into his property and the properties of his neighbors. He reported that the area behind his home retained water due to poorly designed storm drains. He complained that the City had ignored his complaints about the issue.

Mr. Donathan argued that the current owners have not maintained the property, and that a new owner should be required to do so.

Mr. Donathan discussed drainage issues from 23 years ago along Pool Avenue and Damian Street.

Mr. Donathan argued that the stormwater for the development would flood his basement when the retention area overflows.

Mr. Donathan argued that Mr. Hammes should have rejected this proposal due to his stormwater concerns.

Mr. Donathan suggested that he could buy one of these homes for $200,000 and rent it out as an Air BNB. He argued that no one would pay that much for homes near the airport and Tackett Trees.

Mr. Donathan stated that he wanted this development stopped. He stated that his petition featured over 30 signatures, and that he had prevented spouses and children from signing – one signature per address only.

Mr. Donathan argued that the Homeowners' Association would become bankrupt, and that kids could drown in the retention areas if no one maintains the site.

Mr. Donathan argued that he has an ownership interest in the fifty-foot area behind his house, because he had maintained it for fifty years.

Mr. Donathan asked for nice homes on the property, preferring homes that would sell for $450,000.

Stepping away from the podium, Mr. Donathan encouraged the audience to sign the petition.

Hearing no further comments, Ms. Cox closed the public meeting.

Mr. Plant asked the applicant to address the stormwater concerns. Mr. Smith replied that he expected some concern from adjacent property owners about the stormwater. In general, his company intends to improve the site and the stormwater flow within the area. He introduced his engineer to address the details of their proposal.

Mr. Ryan Lefeld, with Choice One Engineering, addressed the Commission. The retention ponds proposed are there for stormwater management and treatment. The requirement is that stormwater is analyzed both before and after the proposed development, and that the development cannot release more stormwater than the current level of the site.

Mr. Lefeld reported that the development has to follow normal downstream flow for stormwater, and that no drainage can be directed into neighboring backyards or other properties.

Mr. Hussong asked about the Carriage Hills development in Huber Heights. Mr. Smith replied that his company had done a small part of that development.

Mr. Plant asked for clarification about the stormwater. Mr. Lefeld replied that stormwater may currently run over the ground into adjacent properties. Once the development is in place, water that comes from the development would be directed to the proposed ponds, which would then outlet into the storm sewer system. The storm water that normally goes into backyards would be intercepted before it reaches adjacent properties.

Ms. Cox asked if the roadway design would impact stormwater. Mr. Hammes replied that the roadways would be public roadways, and as such they would need to comply with City and Ohio EPA standards for stormwater. Mr. Lefeld added that the City has additional standards in their Stormwater Protection Plan that would govern the site.

Mr. Graham added that the roadways were designed to be wider than standard. Mr. Cron confirmed this, noting that the 37' width proposed is six feet wider than the usual 31' standard.

Mr. Plant expressed concern about the traffic flow within the development, noting that the design of the site may result in on-street parking that could restrict traffic flow.

Hearing no further comments, Ms. Cox moved on to the Review Criteria.

Planned Unit Development District Review Criteria

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

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

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

The Planning Commission agreed with the staff comment by a vote of 3-0.

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

Staff Comment: Staff feels that the proposed Planned Unit Development, in its current form, is consistent with the City's goals and policies. Staff notes that any inconsistencies with the Comprehensive Plan are justified given current conditions in the vicinity.

The Planning Commission agreed with the staff comment by a vote of 3-0.

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

Staff Comment: Staff feels that the proposed Planned Unit Development is necessary to accommodate the style of home intended for this site. The detached townhome-style structures proposed would not be feasible in a standard zoning district.

The Planning Commission agreed with the staff comment by a vote of 3-0.

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

Staff Comment: Staff feels that the site has adequate access to transportation, utilities, and other required public services.

Mr. Plant and Ms. Cox agreed with the staff comment. Mr. Hussong disagreed. The Planning Commission agreed with the staff comment by a vote of 2-1.

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

Staff Comment: Given the location and nature of the proposed development, Staff feels that the proposed development complies with this review criterion.

The Planning Commission agreed with the staff comment by a vote of 3-0.

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

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

Mr. Hammes noted that the project is required to have no negative impact on the vicinity with regards to storm water management, and that the staff comment reflects that requirement.

The Planning Commission agreed with the staff comment by a vote of 3-0.

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

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

The Planning Commission agreed with the staff comment by a vote of 3-0.

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

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

The Planning Commission agreed with the staff comment by a vote of 3-0.

Preliminary Plan Review Criteria

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

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

Staff Comment: Staff feels that the proposed Planned Unit Development, in its current form, is consistent with the City's goals and policies. Staff notes that any inconsistencies with the Comprehensive Plan are justified given current conditions in the vicinity.

The Planning Commission agreed with the staff comment by a vote of 3-0.

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

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

The Planning Commission agreed with the staff comment by a vote of 3-0.

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

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

Ms. Cox agreed with the staff comment. Mr. Hussong and Mr. Plant disagreed. The Planning Commission disagreed with the staff comment by a vote of 2-1.

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

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

The Planning Commission agreed with the staff comment by a vote of 3-0.

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

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

The Planning Commission agreed with the staff comment by a vote of 3-0.

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

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

The Planning Commission agreed with the staff comment by a vote of 3-0.

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

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

The Planning Commission agreed with the staff comment by a vote of 3-0.

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

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

The Planning Commission agreed with the staff comment by a vote of 3-0.

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

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

The Planning Commission agreed with the staff comment by a vote of 3-0.

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

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

The Planning Commission agreed with the staff comment by a vote of 3-0.

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

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

Mr. Hussong asked for clarification on review criterion K. Mr. Hammes replied that the review criteria apply to all PUD proposals, regardless of type. Mr. Hussong noted that a business use would create more stormwater issues than the proposed residential use. Mr. Hammes confirmed that the aggregate stormwater from the site must be maintained or improved by the new use, whatever that new use might be.

Mr. Hussong and Ms. Cox agreed with the staff comment. Mr. Plant disagreed. The Planning Commission agreed with the staff comment by a vote of 2-1.

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

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

The Planning Commission agreed with the staff comment by a vote of 3-0.

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

Staff Comment: As no standalone parking lots or vehicular use areas are proposed, Staff feels that this review criterion does not apply. Guest parking spaces provided along common areas meet the code's requirements for such parking spaces.

Mr. Hammes noted that the only additional parking proposed in this development would be street parking at the center of the development (near the cluster mailboxes), along the northwest cul-de-sac, and at the tot lot.

The Planning Commission agreed with the staff comment by a vote of 3-0.

Recommendation

Ms. Cox reported that Staff recommended Approval of the proposed Planned Unit Development for the Towns at Cassel Grove. Mr. Hussong made a motion to recommend approval. Mr. Plant seconded.

By a vote of 3-0, the Planning Commission recommended **Approval** of the proposed Planned Unit Development.

Ms. Cox reported that Staff recommended Approval of the proposed Preliminary Plan for the Towns at Cassel Grove. Mr. Hussong made a motion to recommend approval. Mr. Plant seconded.

By a vote of 3-0, the Planning Commission recommended **Approval** of the proposed Preliminary Plan.

Ms. Cox noted that the recommendations of the Commission would next be reviewed at the Council Study Session on Monday, July 21st, 2025.

Mr. Donathan stepped to the podium and began to speak. Ms. Cox stated that the public portion of the meeting had closed. Mr. Donathan handed his petition to the chair, and reported that the City would be hearing from his attorney.

New Business – PC 25-0009 – Rezoning – 3675 Wyse Road

Mr. Hammes introduced Case PC 25-0009. Richard Drake, of Drake Architecture, on behalf of R&R Takhar Oil Company, requests a change of zoning as previously established by the Zoning Ordinance of the City of Vandalia. The request involves three parcels totaling 5.219 acres +/-, located at 3675 Wyse Road in the City of Vandalia. As proposed, the subject properties would be rezoned from the O/IP - Office / Industrial Park district to the I – Industrial and HB – Highway Business districts.

Mr. Hammes explained that R&R Takhar Oil Company, a current Vandalia business, wished to consolidate its operations onto one property. They propose a new corporate office building, a fueling station with convenience retail, and a truck facility to maintain the company's fleet of fuel trucks.

Mr. Hammes added that the fueling station use would require Highway Business zoning, while the truck facility would require Industrial zoning.

Mr. Hammes described the surrounding zoning as a blend of I – Industrial and O/IP – Office / Industrial Park districts. The proposed Industrial zoning would fit well with the industrial parcels in the vicinity. Highway Business zoning is not present, but the location of the site near I-75 makes an HB zoning reasonable for this site.

Mr. Hussong asked about the volume of trucks stored at and serviced by the proposed truck facility. Mr. Hammes replied that the applicant was present and would be able to provide that information.

Mr. Hussong asked about access to the site. Mr. Hammes explained that there would be two curb cuts for the office parcel and one each for the truck facility and fueling station. An additional point of access may be established between the adjacent property and the fueling station, but that that arrangement would be negotiated between the two property owners.

Ms. Cox invited the applicant to the podium.

Mr. Richard Drake, of Drake Architecture, spoke on behalf of the applicant. In response to Mr. Hussong, Mr. Drake reported that Takhar Oil operates 50 vehicles servicing over 75 fueling stations. 8 to 10 trucks would be stored on this property at any one time.

Mr. Drake explained that the company needs additional office space to bring their entire operation together on one property. The fueling station would be a test store where they can showcase their operations and try new things.

Mr. Drake noted that he had lived in the area for years, and that he was surprised that this property had remained vacant for so long. This parcel is a natural fit for the proposed use, and a fueling station on this side of the highway would be successful.

Mr. Hussong asked if the flow of traffic at this site would be similar to the company's existing site. Mr. Drake confirmed that it would.

Ms. Cox asked if the area was already saturated with fuel stations. Mr. Drake replied that there were only three fueling stations in the vicinity, and none of them were on this side of the highway.

Hearing no further comments, Ms. Cox closed the public portion of the meeting.

Zoning Map Amendment Review Criteria

Recommendations and decisions on zoning map amendment applications shall be based on consideration of the following review criteria. Not all criteria may be applicable in each case, and each case shall be determined on its own facts.[1]

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

Staff Comment: Staff feels that the proposed rezoning furthers the purposes of the code.

The Planning Commission agreed with the staff comment by a vote of 3-0.

[1] Vandalia Zoning Code, Section 1214.07(d) – Zoning Map Amendment Review Criteria

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

Staff Comment: Staff feels that the proposed rezoning is consistent with the City's goals and policies generally, and that it is not inconsistent with the Comprehensive Plan.

The Planning Commission agreed with the staff comment by a vote of 3-0.

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

Staff Comment: Staff feels that the proposed rezoning is necessary due to changing conditions, namely the long-planned expansion of commercial uses along the Benchwood Road corridor.

The Planning Commission agreed with the staff comment by a vote of 3-0.

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

Staff Comment: Staff feels that the proposed rezoning complies with this review criteria.

The Planning Commission agreed with the staff comment by a vote of 3-0.

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

Staff Comment: Staff feels that the proposed rezoning complies with this review criteria.

The Planning Commission agreed with the staff comment by a vote of 3-0.

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

Staff Comment: Staff feels that the proposed rezoning complies with this review criteria.

The Planning Commission agreed with the staff comment by a vote of 3-0.

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

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

The Planning Commission agreed with the staff comment by a vote of 3-0.

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

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

The Planning Commission agreed with the staff comment by a vote of 3-0.

Recommendation

Ms. Cox reported that Staff recommended Approval of the proposed rezoning from the O/IP – Office / Industrial Park district to the HB – Highway Business and I – Industrial districts, respectively. Mr. Plant made a motion to recommend approval. Mr. Hussong seconded.

By a vote of 3-0, the Planning Commission recommended **Approval** of the proposed rezoning.

Ms. Cox noted that the recommendations of the Commission would next be reviewed at the Council Study Session on Monday, July 21st, 2025.

New Business – PC 25-0010 – Conditional Use (Truck Facility) – 3675 Wyse Road

Mr. Hammes introduced Case PC 25-0010. Richard Drake, of Drake Architecture, on behalf of R&R Takhar Oil Company, requests Conditional Use approval for a Truck Facility in the I – Industrial district. The request involves two parcels totaling 1.814 acres +/-, located at 3675 Wyse Road in the City of Vandalia.

Mr. Hammes explained that the project involves a truck facility at the north end of the site. Truck facilities are conditional uses in the I – Industrial district. He noted that this particular truck facility would only service trucks owned by the company itself, and would not be open to the public as such.

Mr. Hammes added that there would be no amenities provided for truck drivers. The 9,000 square foot structure would be used for maintenance and repair of trucks.

Mr. Hammes pointed out that the applicant would need to improve Homestretch Road by widening the west side of the road to meet the requirements of the Thoroughfare Plan.

Mr. Hammes reported that Staff recommended three conditions. These were listed as follows:

1. No conditional use approval shall be effective for this site until the effective date of legislation approving the rezoning of this site to the I – Industrial district.

2. All parcels upon which the proposed conditional use shall be conducted must be consolidated before any building permit is issued for this site.

3. All required roadway improvements shall be completed to the standards of, and under the supervision of, the Director of Public Service.

Mr. Hammes explained that these conditions were not unusual for a facility of this type. Condition 1 requires that the site be rezoned to Industrial before the conditional use goes into effect. Condition 2 would require that the two parcels set aside for this use be combined. Condition 3 requires that all roadway improvements be installed according to the Director of Public Service's standards.

Mr. Richard Drake returned to the podium to speak on behalf of the applicant. He explained that the facility would have a small break room and restrooms for employees working on trucks, but will otherwise have no amenities for drivers.

Mr. Hammes pointed out that the plan included no provisions for large fuel tanks or equipment for loading fuel into the company's fuel tanker trucks. Mr. Drake confirmed that there would be no fuel products stored on-site. He added that any fuel trucks stored on-site would be stored empty.

Hearing no further questions, Ms. Cox closed the public portion of the meeting.

Ms. Cox noted that the current application is a much better use than previous proposals for this property.

Conditional Use Permit Criteria

Ms. Cox read the conditional use permit criteria into the record. The Planning Commission shall not recommend in favor of an application for a conditional use permit unless it finds the following:

(1) The establishment, maintenance, or operation of the conditional use would not be detrimental to or endanger the public health, safety, morals or general welfare;

Staff Comment: Given that this facility would not be open to the public, Staff feels that the use would meet this criterion as proposed.

The Planning Commission agreed with the staff comment by a vote of 3-0.

Conditional Use Permit Criteria (Cont'd)

(2) The conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, or will not substantially diminish and impair property value within the neighborhood;

Staff Comment: Staff feels that the conditional use would not be injurious to the use and enjoyment of other property in the vicinity, nor would property values be negatively impacted.

The Planning Commission agreed with the staff comment by a vote of 3-0.

(3) The establishment of the conditional use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district;

Staff Comment: The proposed conditional use does not appear likely to impede the development or improvement of any surrounding property.

The Planning Commission agreed with the staff comment by a vote of 3-0.

(4) Adequate utilities, access roads, drainage and other necessary facilities have been or are being provided;

Staff Comment: The proposal includes provisions for adequate utilities, drainage, roadway improvements, and other necessary facilities.

The Planning Commission agreed with the staff comment by a vote of 3-0.

(5) Adequate measures have been or will be taken to provide ingress and egress so designed to minimize traffic congestion in the public streets;

Staff Comment: The design of the site provides appropriate access to and from Homestretch Road. The proposed conditional use is not expected to significantly impact traffic conditions on either roadway.

The Planning Commission agreed with the staff comment by a vote of 3-0.

(6) The conditional use will be located in a district where such use is permitted and that all requirements set forth in this code and applicable to such conditional use will be met.

Staff Comment: Staff feels the conditional use will be located in a district where such use is conditionally permitted, and all requirements set forth in the code applicable to this use have been or will be met.

The Planning Commission agreed with the staff comment by a vote of 3-0.

Recommendation

Ms. Cox reported that Staff recommended **approval** for the proposed conditional use of a Truck Facility in the I – Industrial district with the following conditions:

1. No conditional use approval shall be effective for this site until the effective date of legislation approving the rezoning of this site to the I – Industrial district.

2. All parcels upon which the proposed conditional use shall be conducted must be consolidated before any building permit is issued for this site.

3. All required roadway improvements shall be completed to the standards of, and under the supervision of, the Director of Public Service.

Mr. Plant made a motion to recommend approval of the proposed conditional use, with the conditions as laid out by Staff. Mr. Hussong seconded the motion.

By a vote of 3-0, the Planning Commission recommended **Approval** of the proposed conditional use permit with three conditions.

Ms. Cox noted that the recommendations of the Commission would next be reviewed at the Council Study Session on Monday, July 21st, 2025.

Communications

Mr. Hammes noted that the reorganizational meeting would be held at the first meeting with all five members present - including a new member who would fill the current vacancy. Mr. Hammes also wished Mr. Arnold a speedy recovery.

Mr. Hammes confirmed that the July 22nd meeting had been cancelled for lack of an agenda. He added that he expected to have at least one application for the meeting on August 12th.

Mr. Hammes reminded the Commission of the joint Planning Commission / BZA training scheduled for July 29.

Mr. Hammes (belatedly) welcomed Mr. Hussong to the Planning Commission, and thanked him for volunteering to serve.

Adjournment

Ms. Cox asked for a motion to adjourn. Mr. Hussong made the motion. Mr. Plant seconded the motion. The vote passed 3-0.

Mr. Atkins adjourned the meeting at 8:40 p.m.

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Acting Chairperson

CITY OF VANDALIA

MONTGOMERY COUNTY, OHIO

ORDINANCE 25-19

AN ORDINANCE APPROVING A PLANNED UNIT DEVELOPMENT PRELIMINARY DEVELOPMENT PLAN AND ASSOCIATED ZONING MAP CHANGE FOR LAND GENERALLY LOCATED AT 600 CORPORATE CENTER DRIVE

WHEREAS, the proposed PUD Preliminary Plan for 600 Corporate Center Drive consists of approximately 14.514 acres +/- on one parcel of land being identified as parcel number B02 01018 0005 by the Montgomery County Auditor; and

WHEREAS, the parcel of land has the zoning classification of Office (O); and

WHEREAS, the Applicant, DR Horton on behalf of the Hague Corporation, has requested a Planned Unit Development Preliminary Plan to permit a single-family residential development with 72 new single-family residential structures, passive open space uses, and related amenities, said subdivision being referred to on a preliminary basis as The Towns at Cassel Grove, and;

WHEREAS, the Planning Commission held a public hearing on July 8th, 2025, following which they recommended approval of the Preliminary Development Plan and associated zoning map change;

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

Section 1. The Preliminary Development Plan known as The Towns at Cassel Grove dated June 12th, 2025, attached hereto and incorporated herein as Exhibit A, is hereby approved.

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

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

Section 4. It is hereby found and determined that all formal actions of this Council concerning and relating to the passage of this legislation were adopted in an open meeting of this Council and that all deliberations of this Council and of any of its Committees that resulted in such formal action were taken in meetings open to the public and in conformance with all legal requirements including Section 121.22 of the Ohio Revised Code.

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

Passed this 2nd day of September, 2025.

APPROVED:

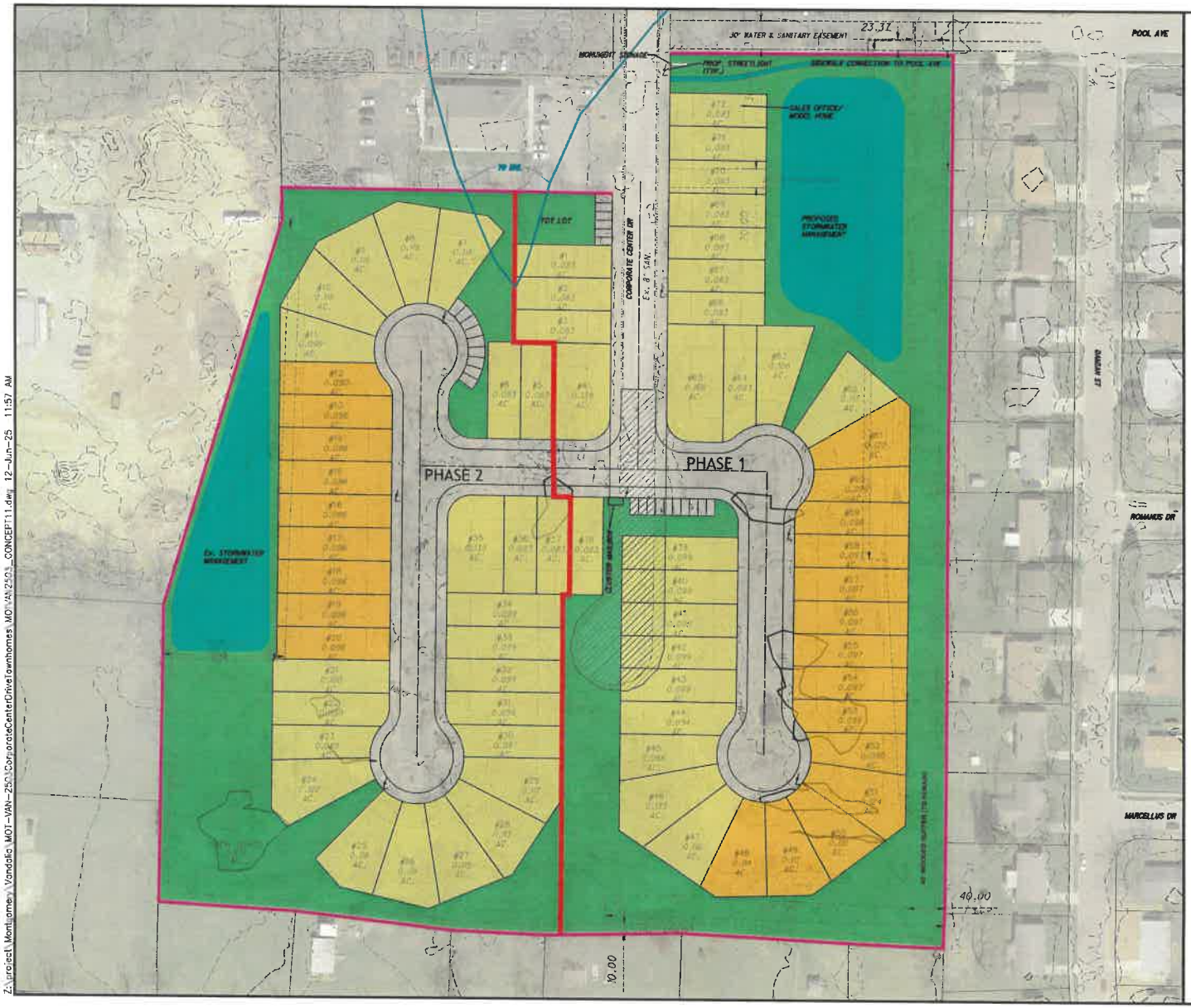
_____

Richard Herbst, Mayor

ATTEST:

_____

Kurt E. Althouse
Clerk of Council



NAME OF SUBDIVISION

THE TOWNS AT CASSEL GROVE

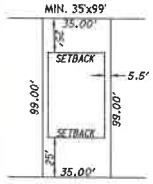
NAME OF OWNER	NAME OF DEVELOPER
HAGUE CORPORATION 9685 N STATE ROUTE 185 COVINGTON, OHIO 45318	D.R. HORTON 4705 DUKE DRIVE, SUITE 250 MASON, OHIO 45040 (937) 903-8010

PARCEL ID: B02 01018 0005,
IN THE CITY OF VANDALIA,
MONTGOMERY CO., OHIO
TOWNSHIP: BUTLER
SECTION: 17
TOWNSHIP: 3
RANGE: 6

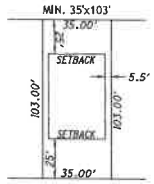
EXISTING ZONING: O - OFFICE
PROPOSED ZONING: PUD

3 GREEN/OPEN SPACE LOTS
72 TOTAL SINGLE FAMILY LOTS

7.276 AC. DEVELOPED LOTS
1.808 AC. PROP. RIGHT OF WAY
5.431 AC. GREEN/OPEN SPACE (37.4%)
14.515 AC. TOTAL SITE



TYPICAL LOT LAYOUT



TYPICAL LOT LAYOUT

NUMBER OF PROPOSED LOTS:

PHASE 1
SINGLE FAMILY LOTS = 39 LOTS
GREEN/OPEN SPACE LOTS = 2 LOTS

PHASE 2
SINGLE FAMILY LOTS = 33 LOTS
GREEN/OPEN SPACE LOT = 1 LOT

LEGEND

- OPEN SPACE
- STORM WATER MANAGEMENT BASIN
- 35'X99' LOTS
- 35'X103' LOTS

SCALE IN FEET
0 25 50 100

ChoiceOne Engineering
SIDNEY, OHIO 937.497.0200
LOVELAND, OHIO 513.239.8554
www.CHOICEENGINEERING.com

THE TOWNS AT CASSEL GROVE
CITY OF VANDALIA
SCHEMATIC PLAN

REVISIONS:

FILE NAME	001
DRAWN BY	NAL
CHECKED BY	JSP
PROJECT No.	MOTVAN2503
DATE	06-12-2025
SHEET NUMBER	1 OF 3

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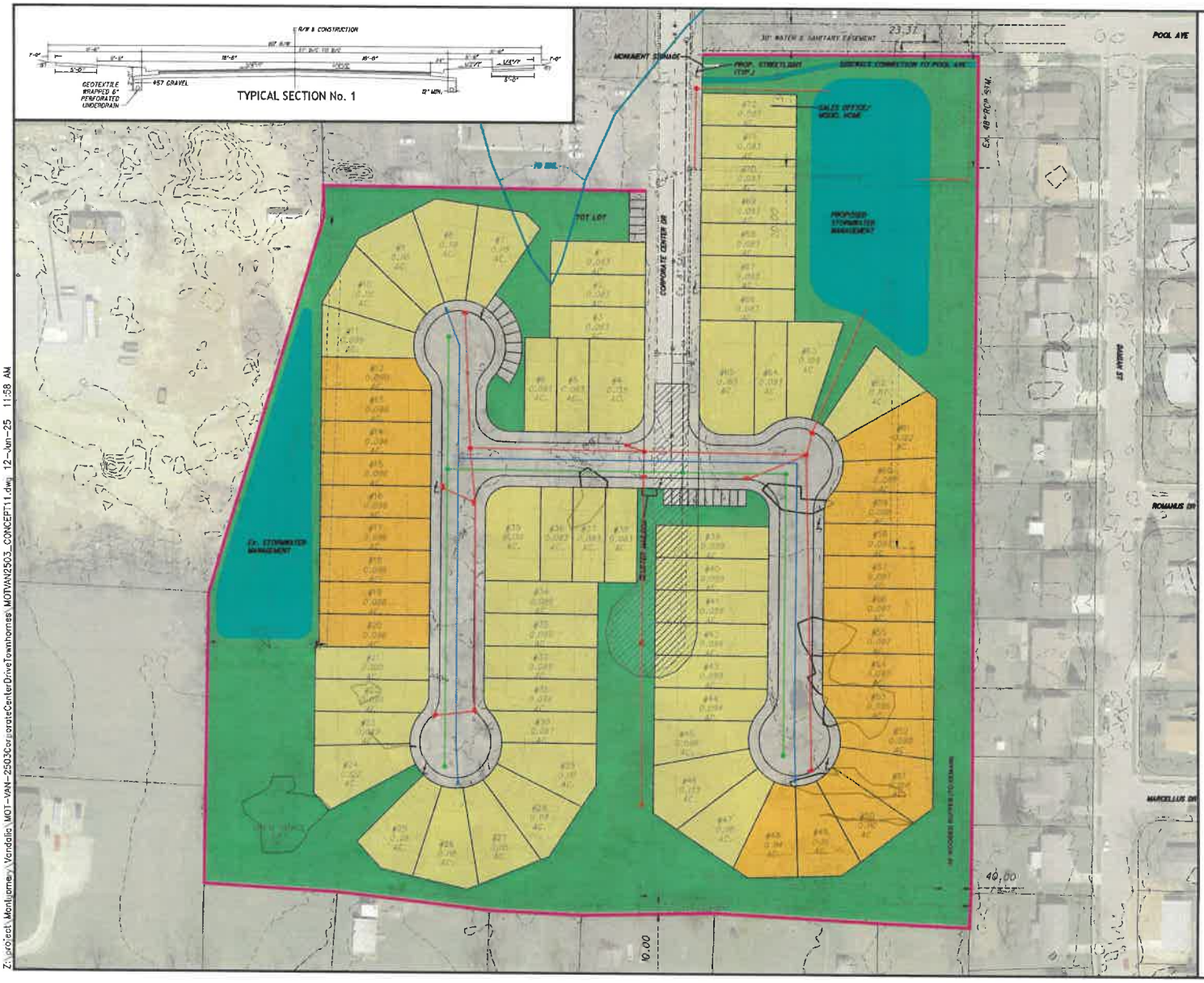

NAME OF SUBDIVISION

THE TOWNS AT CASSEL GROVE

NAME OF DEVELOPER
D.R. HORTON
4705 DUKE DRIVE, SUITE 250
MASON, OHIO 45040
(937) 903-8010

NAME OF OWNER
HAGUE CORPORATION
9665 W STATE ROUTE 185
COVINGTON, OHIO 45318

LEGEND

- PROP. FIRE HYDRANT
- PROP. WATER MAIN
- PROP. STORM MANHOLE
- PROP. CATCH BASIN
- PROP. STORM MAIN
- PROP. SANITARY MANHOLE
- PROP. SANITARY MAIN

SETBACK LINE

- —T— EXISTING TELEPHONE
- OVH E EXISTING OVERHEAD ELECTRIC
- —G— EXISTING GASLINE
- EXISTING WATERLINE
- EXISTING SAN. SEWERLINE
- PROP. SIDEWALK CONNECTION
- OPEN SPACE
- STORM WATER MANAGEMENT BASIN
- 35'X99' LOTS
- 35'X103' LOTS
- VACATED RIGHT OF WAY AND PAVEMENT REMOVAL AREA

SCALE IN FEET
0 25 50 100

ChoiceOne Engineering
SIDNEY, OHIO 937.497.0200
LOVELAND, OHIO 513.297.8534
www.CHOICEONEENGINEERING.com

THE TOWNS AT CASSEL GROVE
CITY OF VANDALIA
PRELIMINARY UTILITY PLAN

REVISIONS:

FILE NAME	002
DRAWN BY	NAL
CHECKED BY	JSP
PROJECT No.	MOTVAN2503
DATE	06-12-2025
SHEET NUMBER	2 OF 3

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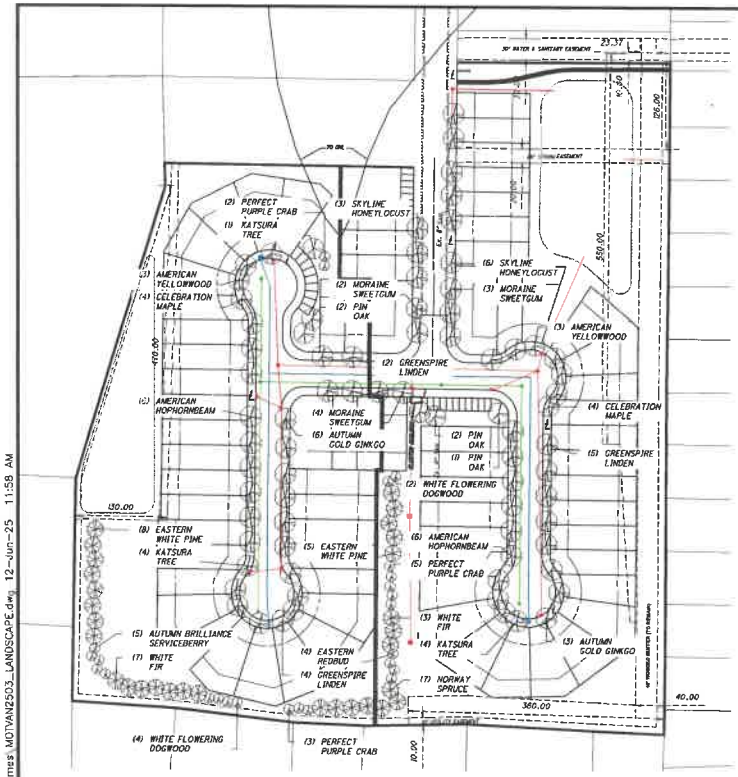

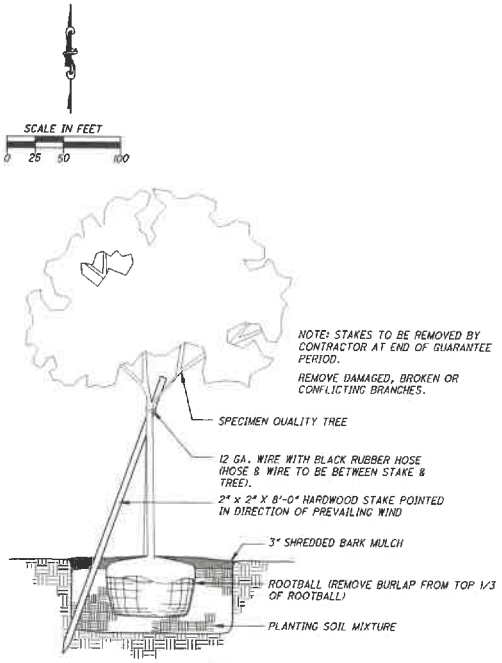

TREE PLANTING DETAIL

GENERAL NOTES

A. PRIOR TO INSTALLATION, THE LANDSCAPE CONTRACTOR SHALL INSPECT THE GENERAL SITE CONDITIONS AND VERIFY THE SUBGRADE, ELEVATIONS, UTILITY LOCATIONS AND TOPSOIL PROVIDED BY GENERAL CONTRACTOR. THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE GENERAL CONTRACTOR OF ANY UNSATISFACTORY CONDITIONS AND WORK SHALL NOT PROCEED UNTIL SUCH CONDITIONS HAVE BEEN CORRECTED AND ARE ACCEPTABLE TO THE LANDSCAPE CONTRACTOR.
B. SUBSTITUTIONS SHALL BE PERMITTED WITH NOTIFICATION AND WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT. SUBSTITUTED MATERIAL SHALL BE EQUIVALENT OR GREATER IN SIZE THAN THE SPECIFIED PLANT. SUBSTITUTED PLANTS SHALL HAVE THE SAME ESSENTIAL CHARACTERISTICS AND GROWTH HABIT OF THE SPECIFIED PLANT.
C. CONFIRM LOCATION OF ALL UTILITIES AND SUBSURFACE DRAIN LINES PRIOR TO PLANT INSTALLATION.
D. CONTRACTOR MAY SLIGHTLY FIELD ADJUST PLANT LOCATIONS AS NECESSARY TO AVOID UTILITIES. FINISHED PLANTING BEDS SHALL BE GRADED TO PROVIDE POSITIVE DRAINAGE.
E. CONTRACTOR SHALL REPAIR ALL LAWN AREAS DISTURBED DURING CONSTRUCTION WITH SEED AND WARRANT A HEALTHY, WEED FREE LAWN PRIOR TO PROJECT ACCEPTANCE.
F. SEED ALL AREAS WITHIN CONTRACT LIMITS THAT ARE NOT COVERED BY PAVING, BUILDINGS OR PLANTING BEDS UNLESS OTHERWISE NOTED. SEEDING SHALL NOT BEGIN UNTIL AREA HAS RECEIVED TOPSOIL AND FINISHED GRADE.
G. MULCH PLANTING BEDS WITH SHREDDED HARDWOOD MULCH OF UNIFORM DARK BROWN COLOR. IT SHALL BE FREE OF TWIGS, LEAVES DISEASE, PEST OR OTHER MATERIAL UNSIGHTLY OR INJURIOUS TO PLANTS. AVERAGE APPLIED THICKNESS SHALL BE 3" DEPTH. MULCH HEDGES IN A CONTINUOUS BED.
H. BED EDGE SHALL BE SMOOTH, CONSISTENT, HAND TRENCHED 6" DEEP AND "V" SHAPED UNLESS OTHERWISE NOTED. ALL EXCAVATED MATERIAL SHALL BE REMOVED FROM THE BED EDGE AND PLANTING BED.
I. ALL PLANTING BED EDGES TO BE SMOOTH FLOWING ARCS OR STRAIGHT LINES AS SHOWN ON PLAN.
J. INSTALL ALL PLANTS IN ACCORDANCE WITH PLANING DETAILS AND SPECIFICATIONS.
K. PARKING LOT AND STREET TREES SHALL HAVE A CLEAR CANOPY HEIGHT OF 6' MIN.
L. TREE SHALL BE PLACED A MINIMUM OF 3' FROM SIDEWALKS AND CURBS.
M. LAWN AREAS TO BE BACKFILLED WITH TOPSOIL TO A MINIMUM SETTLED THICKNESS OF 6 INCHES.
N. CONTRACTOR TO DETERMINE PLANT LIST QUANTITIES FROM THE PLAN. GRAPHIC REPRESENTATION ON PLAN SUPERSEDES IN CASE OF DISCREPANCY WITH QUANTITIES ON SCHEDULE.
O. CONTRACTOR SHALL THOROUGHLY WATER ALL PLANTS AT TIME OF INSTALLATION AND AS NEEDED UNTIL PROJECT ACCEPTANCE BY OWNER. CONTRACTOR SHALL GUARANTEE ALL PLANTS INSTALLED FOR ONE FULL YEAR FROM DATE OF ACCEPTANCE BY THE OWNER. ALL PLANTS SHALL BE ALIVE AND AT A VIGOROUS RATE OF GROWTH AT THE END OF GUARANTEE PERIOD.

INSTALLATION NOTES

A. IF NOT READILY APPARENT, LOCATE ROOT FLARE BY REMOVING TWINE, BURLAP, AND EXCESS SOIL.
B. DIG TREE HOLE AT LEAST TWO TIMES WIDER THAN THE TREE BALL, WITH SIDES SLOPED TO AN UNEXCAVATED OR FIRM BASE. DIG HOLE TO A DEPTH SO THE LOCATED ROOT FLARE, AT THE FIRST ORDER LATERAL ROOT, WILL BE AT FINISHED GRADE.
C. LIFT ONLY FROM THE BOTTOM OF THE ROOT BALL, POSITION TREE ON FIRM PAD SO THAT IT IS STRAIGHT AND TOP OF ROOT FLARE IS LEVEL WITH THE SURROUNDING SOIL.
D. REMOVE ALL TWINE FROM THE ROOT BALL. IF PRESENT, REMOVE AND DISCARD AT LEAST THE TOP ONE HALF OF THE WIRE BASKET. BURLAP SHALL BE REMOVED FROM THE TOP TO A POINT HALFWAY DOWN THE ROOT BALL AND DISCARDED.
E. WITH CLEAN, SHARP PRUNING TOOLS, PRUNE OFF ANY SECONDARY/ADVENTITIOUS, GIRDLING, AND POTENTIAL GIRDLING ROOTS.
F. MULCH THE ENTIRE PLANTING SURFACE WITH MULCH APPLIED NO LESS THAN TWO INCHES DEEP AND NO MORE THAN THREE INCHES DEEP, LEAVING THREE INCHES ADJACENT TO THE TREE TRUNK FREE OF MULCH.
G. SPECIES AND SIZE IDENTIFIED IN PLANT SCHEDULE, GROWN IN CLIMATIC CONDITIONS SIMILAR TO THOSE IN LOCALITY OF THE WORK.
H. PROVIDE HEALTHY, SOUND, VIGOROUS PLANT MATERIALS, FREE FROM PLANT DISEASES, INSPECT PESTS, HEALTHY WELL-DEVELOPED ROOT SYSTEMS, FRESHLY DUG, NURSERY GROWN, WELL-BRANCHED, DENSELY FOLIATED WHEN IN LEAF AND WELL-PROPORTIONED, PARTICULARLY WITH RESPECT TO THE WIDTH-HEIGHT RELATIONSHIP.
I. DAMAGED OR BROKEN BRANCHES, BROKEN BALL AND LOOSE TOP BALL ARE.
J. SET PLANTS IN CENTER OF HOLE, PLUMB AND STRAIGHT. REMOVE ⅓ TOP OF BURLAP (IF APPLICABLE).
K. SATURATE SOIL WITH WATER WHEN THE HOLE IS HALF FULL OF TOPSOIL AND AGAIN WHEN FULL.
L. DO NOT INSTALL PLANT LIFE WHEN AMBIENT TEMPERATURES MAY DROP BELOW 35 DEGREES F OR RISE ABOVE 90 DEGREES F.

PLANTING SCHEDULE

QTY.	COMMON NAME	BOTANICAL NAME	SIZE	ROOT
	TREES			
9	KATSURA TREE	CERCIDIPHYLLUM JAPONICUM	2" CAL.	B&B
9	AUTUMN GOLD GINKGO	GINKGO BILOBA 'MALE ONLY'	2" CAL.	B&B
7	NORWAY SPRUCE	PICEA ABIES	7' HGT.	B&B
10	WHITE FIR	ABIES CONCOLOR	7' HGT.	B&B
5	AUTUMN BRILLIANCE SERVICEBERRY	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	2" CAL.	B&B
9	SKYLINE HONEYLOCUST	GLEDITSIA T. 'SKYLINE'	2" CAL.	B&B
11	GREENSPIRE LINDEN	TILIA C. 'GREENSPIRE'	2" CAL.	B&B
8	CELEBRATION MAPLE	ACER X FREEMANII 'CELZAM'	2" CAL.	B&B
12	AMERICAN HOPHORNBEAM	OSTRYA VIRGINIANA	2" CAL.	B&B
5	PIN OAK	QUERCUS PALUSTRIS	2" CAL.	B&B
9	MORAINE SWEETGUM	LIQUIDAMBAR STYRACIFLUA	2" CAL.	B&B
13	EASTERN WHITE PINE	PINUS STROBUS	7' HGT.	B&B
6	WHITE FLOWERING DOGWOOD	CORNUS RUBRA	2" CAL.	B&B
10	PERFECT PURPLE CRAB	MALUS 'PERFECT PURPLE'	2" CAL.	B&B
6	AMERICAN YELLOWWOOD	CLADRASTIS KENTUKEA	2" CAL.	B&B
4	EASTERN REDBUD	CERCIS CANADENSIS	2" CAL.	B&B

MONUMENT SIGNAGE EXAMPLE

ChoiceOne Engineering
SIDNEY, OHIO 937.497.0200
LOVELAND, OHIO 513.239.5554
www.CHOICEONEENGINEERING.com

THE TOWNS AT CASSEL GROVE
CITY OF VANDALIA
LANDSCAPE PLAN

REVISIONS:

FILE NAME LANDSCAPE
DRAWN BY NAL
CHECKED BY JSP
PROJECT No. MOTVAN2503
DATE 06-12-2025
SHEET NUMBER 3 OF 3

Z:\projects\Montgomery\Vandalia\MOT-VAN-2503CorporateCenterDriveTownhomes\MOTVAN2503_LANDSCAPE.dwg 12-Jun-25 11:58 AM

Ordinance 25-19 – Exhibit B

Development Standards

The following development standards will apply to the Towns at Cassel Grove Subdivision:[1]

1. **Permitted Uses**
   Permitted Uses shall be limited to the following:
   a. Single-Family Residential Housing (Lots 1-72 only)
   b. Passive Parks, Open Space, Outdoor Recreation, and Natural Areas
   c. Accessory Uses as permitted in the RSF-1 District[2]

2. **Site Development Standards**

SITE DEVELOPMENT STANDARDS – PC 25-0008							
Lots	Minimum Lot Area (Square Feet)	Minimum Lot Frontage (Feet)	Maximum Impervious Surface Coverage	Minimum Setbacks (Feet)			Maximum Building Height (Feet)
				Front Yard	Side Yard (Each Side)	Rear Yard	
1-72	3,465	35	65%	25	5.5	25	35
Reserve Lot A (Tot Lot)	5,000	55	N/A	25	10	N/A	N/A
Reserve Lots B-C (Open Space)	43,560	100	N/A	N/A	N/A	N/A	N/A

3. **Site Development Standards**

The following architectural standards shall apply to all residential dwellings constructed on Lots 1 through 72, inclusive, except as otherwise noted herein.

a. Garages shall be designed to accommodate no fewer than two passenger vehicles.

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

c. In all other instances, and for all other aspects relating to architectural standards, the requirements of the RSF-2 district shall apply.

---

[1] All Lot Numbers and Designations (i.e. Lot 42, Reserve Lot A, etc.), as well as any preliminary road designations (i.e. Proposed Road A, etc.) shall refer to the approved Preliminary Development Plan for the Towns at Cassel Grove Subdivision, unless otherwise noted.
[2] Vandalia Zoning Code, Section 1224.01(d)(8)A.

4. **Other Standards**

   a. Lots 4 and 65 shall be oriented so that the driveway and primary façade of any residential dwelling faces to the south.

   b. Lot 35 shall be oriented so that the driveway and primary façade of any residential dwelling faces to the north.

   c. Lots 7-10, 24-29, 45-51, and 61-63, inclusive, being located along curves, knuckles, and/or cul-de-sacs, shall have frontage measured at a setback of 25' due to the curvature of the front property line.

   d. Standards not otherwise listed as part of the Development Standards for this Planned Unit Development shall conform to the standards of the RMF Residential Multi-Family district.

Proposed Conditions

Based on discussion during the July 21st 2025 Study Session, the following additional standards are proposed. If approved, the additional standards would be inserted into the text of this Exhibit as indicated.

Insert as item 4.e. under Section 4 - Other Standards:

   e. Patios, porches, and decks may extend up to 12 feet into the required rear yard building setback.

MEMORANDUM

TO: Kurt Althouse, City Manager
FROM: Michael Hammes, AICP, City Planner
DATE: July 14th, 2025
SUBJECT: **PC 25-0008** – Planned Unit Development – 600 Corporate Center Drive

General Information

Owner(s):	Hague Corporation PO Box 218 Covington, Ohio 45318	
Applicant:	DR Horton 4705 Duke Drive, Suite 250 Mason, Ohio 45040	Jeff Puthoff, P.E. Choice One Engineering
Existing Zoning:	Office (O) Airport Environs Overlay (AEO)[1]	
Proposed Zoning:	Planned Unit Development (PUD) Airport Environs Overlay (AEO)	
Location:	600 Corporate Center Drive	
Parcel(s):	B02 01018 0005	
Acreage:	14.494 acres +/-	
Related Case(s):	None	
Requested Action:	Approval	
Exhibits:	1 – Application Materials 2 – Proposed Preliminary Plan 3 – Proposed Home Elevations 4 – Letters of Justification	

[1] Portions of Proposed Lots 1, 2, and 7, as well as the proposed Tot Lot and the northwestern parcel of open space, are all in the 70 DNL area of the Airport Environs Overlay. The remainder of the site is in the 65 DNL area.

Application Background

Jeff Puthoff, P.E., of Choice One Engineering, on behalf of DR Horton, requests a change of zoning as previously established by the Zoning Ordinance of the City of Vandalia. The request involves one parcel totaling 14.494 acres +/- located at the south end of Corporate Center Drive in the City of Vandalia. As proposed, the subject property would be rezoned from the O - Office district to a Residential Planned Unit Development. The property is owned by the Hague Corporation.

DR Horton seeks to develop the site as a residential subdivision. As proposed, the development would feature 72 single-family residential lots.

The applicant has proposed a Planned Unit Development for the site. A letter of justification has been submitted detailing their rationale for the proposed PUD. The approval of a PUD for this development would lock the site into the proposed layout, forcing the applicant (or their successor) to comply with the plan as approved by Council.[2]

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

Current Zoning / Use

The site is in the O – Office zoning district, and was originally intended to facilitate new office structures or similar uses.

The property is currently vacant. As part of the proposed development, the current cul-de-sac of Corporate Center Drive would be vacated in favor of new public streets, as shown on the preliminary plan.

Staff notes that a small portion of the north end of the site is in the 70 DNL area of the Airport Environs Overlay. Among other restrictions, the 70 DNL area does not permit new single-family housing. The proposed development is designed to keep the building pads for all residential structures in the less restrictive 65 DNL area, where new single-family homes are permitted.[3]

The boundaries of the Airport Environs Overlay are determined using technical data and measurements of noise generated by and related to flight operations at the Dayton International Airport. Nothing in this proposed Planned Unit Development would result in a change to those boundaries.

---

[2] See also Zoning Code Section 1214.08. No development can commence unless and until a Final Plan is approved by Council, with said Final Plan conforming to the Preliminary Plan approved as part of this application.
[3] With regard to the standards of the Airport Environs Overlay, the applicant's proposed preliminary plan and supplemental data constitutes an appropriate development plan compliant with Section 1220.02(i).

Surrounding Zoning / Uses

The surrounding area is a blend of business and residential uses. Several commercial businesses lay to the north, followed by Dayton International Airport. Residential properties along Peters Pike, Hertlein Lane, and Damian Street back up to the site on the other three sides.

Surrounding zoning districts are as follows:

Direction	District
North	O – Office, O/IP – Office / Industrial Park, HB – Highway Business
South	RSF-3 – Residential Single-Family Butler Twp R-3 – Single Family Residential
East	RSF-3 – Residential Single-Family
West	RSF-2 – Residential Single-Family Butler Twp R-3 – Single Family Residential

Proposed Structures

The applicant has provided sample elevations for the types of homes intended for this development, with DR Horton slated to be the homebuilder.

Homes proposed for the development would be a narrower townhome-style design, as shown in the attached elevations. In their letter of justification, the applicant describes the neighborhood as "…an urban 'village', with homes that offer attached townhome-like functionality but in a detached format…".[4]

The detached format described results in narrower lots with minimal side yards. The homes would be separate structures with their own individual lots and would be governed as single-family detached homes under the requirements of the zoning code (despite their similarity to attached townhome-style multi-family developments).

One such home, on proposed Lot 72, would be set aside as a model home and sales office.

One monument sign is proposed at the north end of the development, as shown. The sign would be required to meet the requirements of Chapter 1236 – Sign Standards.

The proposed plan calls for open space around the perimeter of the site and between Phases 1 and 2. A 40' buffer area would be preserved along the eastern edge of the site, between this development and the neighboring homes on Damien Street. A small tot lot is also proposed at the north end of the development.

[4] Applicant's Letter of Intent

Land Use Density

The proposed Land Use Density for the site is based on the number of dwelling units per acre. In this instance, with 72 homes proposed on 14.494 acres, we have a gross density of 4.96 Dwelling Units per acre.

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

Proposed Roadways

The development would be served by three new cul-de-sacs, as shown. These roadways would connect to Corporate Center Drive. All proposed roadways will meet the City's standards for roadway design and construction.

While this development will not be connected to the adjacent neighborhood along Damian Street and Pool Avenue, there will be a pedestrian walkway to provide some level of connectivity.

Comprehensive Plan

The 2020 Comprehensive Plan designates this site as part of a Neighborhood Commercial area matching the east side of Corporate Center Drive.[5] This designation was applied to parcels in the NB – Neighborhood Business, OR – Office Residential, and O – Office zoning districts, as well as undeveloped PUD parcels with similar use profiles.

Typically, businesses in the Neighborhood Commercial area provide services to nearby neighborhoods and adjacent residential areas.[6] With no interconnectivity between Corporate Center and Pool Avenue, the potential for development that meets this standard is low. Further, the site has been vacant for more than 40 years, which also suggests a reduced potential for commercial development.

Due to the O – Office zoning, a multi-tenant office building might be suitable on this site. Recent market trends, both within the Miami Valley generally and in Vandalia specifically, have moved away from this type of development. While the O – Office zoning (and the Neighborhood Commercial designation) may have been more viable in decades past, they do not appear to represent the most appropriate use at present.

In this instance, with this specific pattern of facts, Staff finds that the proposed development would be consistent with the overall goals of the Comprehensive Plan, despite the noted inconsistency with the Neighborhood Commercial designation.

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[5] City of Vandalia Comprehensive Plan, Page 55.

[6] City of Vandalia Comprehensive Plan, Page 57. In relevant part: "Neighborhood commercial is intended to serve residents in close proximity with a low intensity commercial product. Development should be small in scale and complement adjacent development patterns. These uses should serve the everyday needs of nearby residents and employees and can include boutique retail, convenience stores, pharmacies, and restaurants..."

Covenants and Restrictions

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

Development Standards[7]

The Planned Unit Development district is intended to allow for a flexible development that does not strictly adhere to the standards of one district. In this instance, the applicant proposes a development with narrow lots favoring a townhome-style structure.

The proposed site is divided into 72 buildable lots, each of which is intended for a single-family residential structure. Three additional areas are reserved for passive open space, outdoor recreation, or stormwater detention.

The following development standards will apply to the proposed PUD:

1. **Permitted Uses**
   Permitted Uses shall be limited to the following:
   a. Single-Family Residential Housing (Lots 1-72 only)
   b. Passive Parks, Open Space, Outdoor Recreation, and Natural Areas
   c. Accessory Uses as permitted in the RSF-1 District[8]

2. **Site Development Standards**

SITE DEVELOPMENT STANDARDS – PC 25-0008							
Lots	Minimum Lot Area (Square Feet)	Minimum Lot Frontage (Feet)	Maximum Impervious Surface Coverage	Minimum Setbacks (Feet)			Maximum Building Height (Feet)
				Front Yard	Side Yard (Each Side)	Rear Yard	
1-72	3,465	35	65%	25	5.5	25	35
Reserve Lot A (Tot Lot)	5,000	55	N/A	25	10	N/A	N/A
Reserve Lots B-C (Open Space)	43,560	100	N/A	N/A	N/A	N/A	N/A

[7] All Lot Numbers and Designations (i.e. Lot 42, Reserve Lot A, etc.), as well as preliminary road designations (i.e. Proposed Road A, etc.) shall refer to the approved Preliminary Development Plan for the Towns at Cassel Grove Subdivision, unless otherwise noted.
[8] Vandalia Zoning Code, Section 1224.01(d)(8)A.

Development Standards (cont'd)

3. **Architectural Standards**

The following architectural standards shall apply to all residential dwellings constructed on Lots 1 through 72, inclusive, except as otherwise noted herein.

(a) Garages shall be designed to accommodate no fewer than two passenger vehicles.

(b) No two Dwelling Units with the same elevation and exterior color package shall be permitted on either side of each other and directly across the street for each other.

(c) In all other instances, and for all other aspects relating to architectural standards, the requirements of the RSF-2 district shall apply.

4. **Other Standards**

a. Lots 4 and 65 shall be oriented so that the driveway and primary façade of any residential dwelling faces to the south.

b. Lot 35 shall be oriented so that the driveway and primary façade of any residential dwelling faces to the north.

c. Lots 7-10, 24-29, 45-51, and 61-63, inclusive, being located along curves, knuckles, and/or cul-de-sacs, shall have frontage measured at a setback of 25' due to the curvature of the front property line.

d. Standards not otherwise listed as part of the Development Standards for this Planned Unit Development shall conform to the standards of the RMF Residential Multi-Family district.

Phasing Plan

If approved, the applicant intends to construct this development in two phases. Development of Phase I would be anticipated in spring 2026, with homes beginning construction in fall 2026. The pace of sales would dictate the beginning of Phase II, but development is expected to start in mid-2027. Completion of both phases of the project is anticipated before the end of 2028.

Review and Recommendation

Planned Unit Development District Review Criteria

Recommendations and decisions on Planned Unit Development applications shall be based on consideration of the following review criteria. Not all criteria may be applicable in each case, and each case shall be determined on its own facts.[9]

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

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

The Planning Commission agreed with the staff comment by a vote of 3-0.

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

Staff Comment: Staff feels that the proposed Planned Unit Development, in its current form, is consistent with the City's goals and policies. Staff notes that any inconsistencies with the Comprehensive Plan are justified given current conditions in the vicinity.

The Planning Commission agreed with the staff comment by a vote of 3-0.

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

Staff Comment: Staff feels that the proposed Planned Unit Development is necessary to accommodate the style of home intended for this site. The detached townhome-style structures proposed would not be feasible in a standard zoning district.

The Planning Commission agreed with the staff comment by a vote of 3-0.

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

Staff Comment: Staff feels that the site has adequate access to transportation, utilities, and other required public services.

Mr. Plant and Ms. Cox agreed with the staff comment. Mr. Hussong disagreed. The Planning Commission agreed with the staff comment by a vote of 2-1.

[9] Vandalia Zoning Code, Section 1214.07(d) – Zoning Map Amendment Review Criteria

Planned Unit Development District Review Criteria (Cont'd)

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

Staff Comment: Given the location and nature of the proposed development, Staff feels that the proposed development complies with this review criterion.

The Planning Commission agreed with the staff comment by a vote of 3-0.

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

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

The Planning Commission agreed with the staff comment by a vote of 3-0.

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

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

The Planning Commission agreed with the staff comment by a vote of 3-0.

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

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

The Planning Commission agreed with the staff comment by a vote of 3-0.

Preliminary Plan Review Criteria

The Planning Commission shall not recommend in favor of, and City Council shall not approve, a preliminary plan for a planned unit development unless each body respectively finds that the preliminary plan does the following: [10]

[10] Vandalia Zoning Code, Section 1214.08(d) – Planned Unit Development Review Criteria

Preliminary Plan Review Criteria (cont'd)

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

Staff Comment: Staff feels that the proposed Planned Unit Development, in its current form, is consistent with the City's goals and policies. Staff notes that any inconsistencies with the Comprehensive Plan are justified given current conditions in the vicinity.

The Planning Commission agreed with the staff comment by a vote of 3-0.

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

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

The Planning Commission agreed with the staff comment by a vote of 3-0.

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

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

Ms. Cox agreed with the staff comment. Mr. Hussong and Mr. Plant disagreed. The Planning Commission disagreed with the staff comment by a vote of 2-1.

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

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

The Planning Commission agreed with the staff comment by a vote of 3-0.

Preliminary Plan Review Criteria (cont'd)

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

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

The Planning Commission agreed with the staff comment by a vote of 3-0.

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

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

The Planning Commission agreed with the staff comment by a vote of 3-0.

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

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

The Planning Commission agreed with the staff comment by a vote of 3-0.

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

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

The Planning Commission agreed with the staff comment by a vote of 3-0.

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

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

The Planning Commission agreed with the staff comment by a vote of 3-0.

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

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

The Planning Commission agreed with the staff comment by a vote of 3-0.

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

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

The Planning Commission agreed with the staff comment by a vote of 3-0.

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

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

The Planning Commission agreed with the staff comment by a vote of 3-0.

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

Staff Comment: As no standalone parking lots or vehicular use areas are proposed, Staff feels that this review criterion does not apply. Guest parking spaces provided along common areas meet the code's requirements for such parking spaces.

The Planning Commission agreed with the staff comment by a vote of 3-0.

Recommendation

At its regular meeting of July 8th, 2025, the Planning Commission voted 3-0 to recommend **approval** of the proposed Planned Unit Development of the Towns at Cassel Grove.

During the same meeting, the Planning Commission also voted 3-0 to recommend **approval** of the proposed Preliminary Plan.

The recommendation of the Planning Commission on both items is hereby forwarded to Council for their consideration.

Proposed Condition:

1. Patios, porches, and decks may extend up to 12 feet into the required rear yard building setback.

Date: June 13, 2025

City of Vandalia Planning Commission
333 James E. Bohanan Memorial Dr.
Vandalia, OH 45377

Re: Rezoning Application – Parcel ID #B02 01018 0005 (Address: Corporate Center Drive)

Dear Members of the Planning Commission,

On behalf of D.R. Horton, I respectfully submit this application for the rezoning of Parcel #B02 01018 0005 from O - Office to PUD - Planned Unit Development. The proposed development thoughtfully transforms this long vacant 14.515-acre office site into a vibrant, high-quality residential neighborhood aligned with the goals outlined in the *Vision Vandalia Comprehensive Plan*.

Project Summary
The proposed community, The Towns at Cassel Grove, is designed to feature 72 single-family detached homes (4.96 lots per acre), creating a livable neighborhood while preserving 5.431 acres (37.4%) as open space. The site layout includes new public streets, greenspaces, and pedestrian connections to the adjacent subdivision, enhancing walkability with the nearby elementary school and city parks.

Our proposed homes, detailed in the attached presentation, fit on a 35' x 99' and 35' x 103' typical lot size. The homes will feature fee simple ownership, and the common spaces will be owned and managed by the Homeowner's Association (HOA). The single-family detached product for this location targets an empty nester or young urban professional seeking an alternative to the current housing options offered in the north Dayton marketplace. The lots have a 25' front yard setback, a 25' rear yard setback, and a 5.5' side yard setback. The proposed adjustment of the side yard setback from 7.5', as identified in the PUD code, to 5.5' is to support the creation of an urban 'village', with homes that offer attached townhome-like functionality but in a detached format – providing modern, walkable, community-oriented living.

Additionally, the proposed development includes maintaining a minimum 40-foot buffer with the existing woods along the eastern property line to provide a natural separation from the existing homes along Damian Street and Pool Avenue. This preserved greenspace will help maintain privacy, minimize visual impact and protect the character of the surrounding neighborhood. The current proposal includes sidewalk pedestrian connectivity to Pool Avenue but not a vehicular connection. All traffic from the neighborhood would be routed to Peters Pike or National Road from the existing Corporate Center Drive entrance.

Alignment with Vision Vandalia
The proposed rezoning directly supports several key policies and values articulated in the *Vision Vandalia Comprehensive Plan*:

- **Housing Choice and Diversity**: The plan identifies a growing need for "quality, affordable housing options for senior and young adult populations" (page 83). DR Horton proposes to offer single-family detached homes that fill the gap between larger traditional homes and higher-density multifamily units, making it ideal for both young professionals and empty nesters.
- **Efficient Land Use & Infill Development**: By redeveloping an underutilized parcel with existing infrastructure in place, the project addresses the Plan's call to "make more efficient use of land" and "align with the aspirations of the community" (page 40).

- **Open Space and Connectivity**: With over 37% of the site preserved as open space and integrated sidewalk access to neighboring residential areas, this development embodies the Plan's values of connected, green, and pedestrian-friendly neighborhoods (pages 34, 71, and 98-99).
- **Character and Identity**: The architectural design of the homes (see attached renderings) reflects the community's desire for neighborhoods with a distinct sense of place and cohesive aesthetic (pages 26–28). Streetscape treatments and open areas reinforce a welcoming, walkable identity in line with the Plan's broader city branding goals. These qualities reflect the City's aspiration to create "welcoming, family-oriented" communities (page 28).

Compatibility and Community Enhancement
This request recognizes that the market for office development on this parcel has diminished and that high-quality residential infill is a more viable and community-oriented use. Our project will strengthen nearby property values, provide diversified housing stock, and activate the corridor with attractive homes and thoughtful site design.

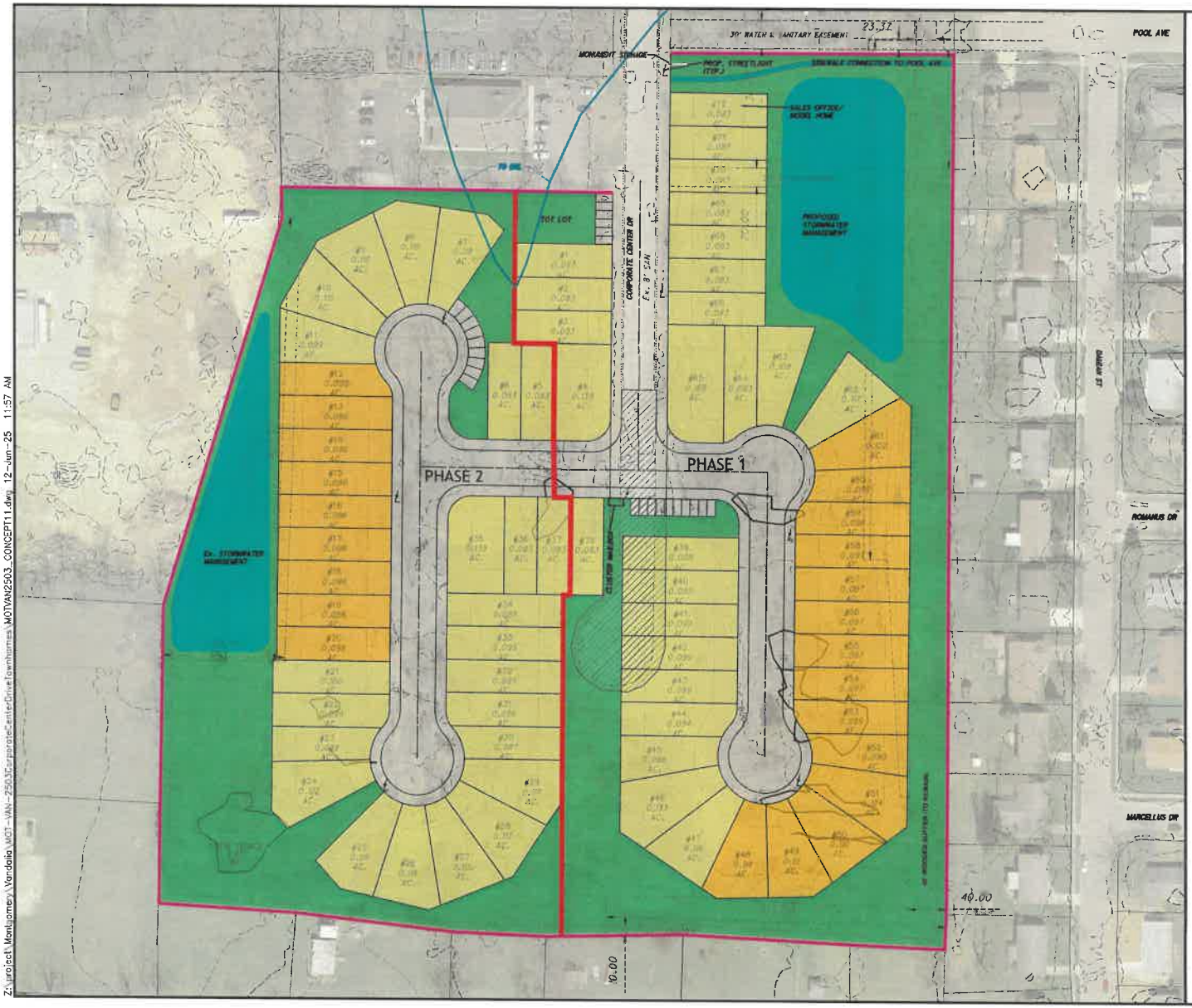
We believe this rezoning represents a responsible and forward-looking step for the City of Vandalia and look forward to the opportunity to collaborate with the city to realize this vision.

Thank you for your consideration.

Sincerely,

Aaron M. Horn
Aaron Horn
Land Acquisition
D.R. Horton | Cincinnati & Dayton Division

Attachments:
• Conceptual Site Plan
• DRH Presentation



NAME OF SUBDIVISION

THE TOWNS AT CASSEL GROVE

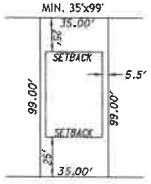
NAME OF OWNER	NAME OF DEVELOPER
HAGUE CORPORATION 9665 W STATE ROUTE 185 COVINGTON, OHIO 45318	D.R. HORTON 4705 DUKE DRIVE, SUITE 250 MASON, OHIO 45040 (937) 903-8010

PARCEL ID: B02 01018 0005,
IN THE CITY OF VANDALIA,
MONTGOMERY CO., OHIO
TOWNSHIP: BUTLER
SECTION: 17
TOWNSHIP: 3
RANGE: 6

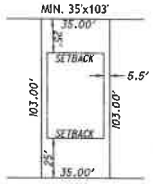
EXISTING ZONING: O - OFFICE
PROPOSED ZONING: PUD

3 GREEN/OPEN SPACE LOTS
72 TOTAL SINGLE FAMILY LOTS

7.276 AC. DEVELOPED LOTS
1.808 AC. PROP. RIGHT OF WAY
5.431 AC. GREEN/OPEN SPACE (37.4%)
14.515 AC. TOTAL SITE



TYPICAL LOT LAYOUT



TYPICAL LOT LAYOUT

NUMBER OF PROPOSED LOTS:

PHASE 1
SINGLE FAMILY LOTS = 39 LOTS
GREEN/OPEN SPACE LOTS = 2 LOTS

PHASE 2
SINGLE FAMILY LOTS = 33 LOTS
GREEN/OPEN SPACE LOT = 1 LOT

LEGEND

- OPEN SPACE
- STORM WATER MANAGEMENT BASIN
- 35'X99' LOTS
- 35'X103' LOTS

SCALE IN FEET
0 25 50 100

ChoiceOne engineering
SIDNEY, OHIO 937.497.0200
LOVELAND, OHIO 513.239.8554
www.CHOICEONEENGINEERING.com

THE TOWNS AT CASSEL GROVE
CITY OF VANDALIA
SCHEMATIC PLAN

REVISIONS:

FILE NAME	001
DRAWN BY	NAL
CHECKED BY	JSP
PROJECT No.	MOTVAN2503
DATE	06-12-2025
SHEET NUMBER	1 OF 3

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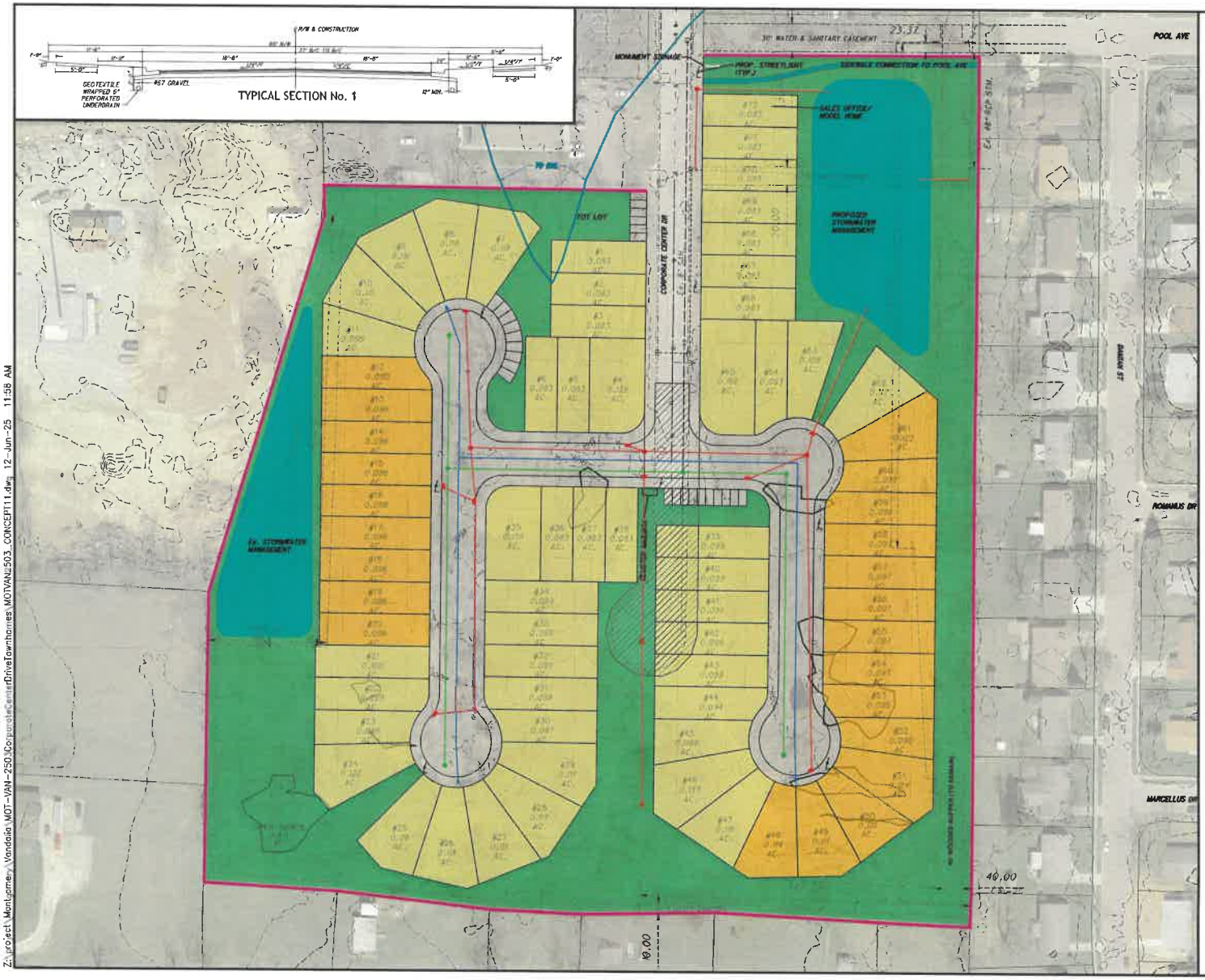

NAME OF SUBDIVISION

THE TOWNS AT CASSEL GROVE

NAME OF DEVELOPER
D.R. HORTON
4705 DUKE DRIVE, SUITE 250
MASON, OHIO 45040
(937) 903-8010

NAME OF OWNER
HAGUE CORPORATION
9665 W STATE ROUTE 185
COVINGTON, OHIO 45318

LEGEND

- PROP. FIRE HYDRANT
- PROP. WATER MAIN
- PROP. STORM MANHOLE
- PROP. CATCH BASIN
- PROP. STORM MAIN
- PROP. SANITARY MANHOLE
- PROP. SANITARY MAIN
- SETBACK LINE
- —T— EXISTING TELEPHONE
- OVH E EXISTING OVERHEAD ELECTRIC
- —G— EXISTING GASLINE
- EXISTING WATERLINE
- EXISTING SAN. SEWERLINE
- PROP. SIDEWALK CONNECTION
- OPEN SPACE
- STORM WATER MANAGEMENT BASIN
- 35'X98' LOTS
- 35'X103' LOTS
- VACATED RIGHT OF WAY AND PAVEMENT REMOVAL AREA

SCALE IN FEET
0 25 50 100

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LOVELAND, OHIO 513.239.8354
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THE TOWNS AT CASSEL GROVE
CITY OF VANDALIA
PRELIMINARY UTILITY PLAN

REVISIONS:

FILE NAME	002
DRAWN BY	NAL
CHECKED BY	JSP
PROJECT No.	MOTVAN2503
DATE	06-12-2025
SHEET NUMBER	2 OF 3

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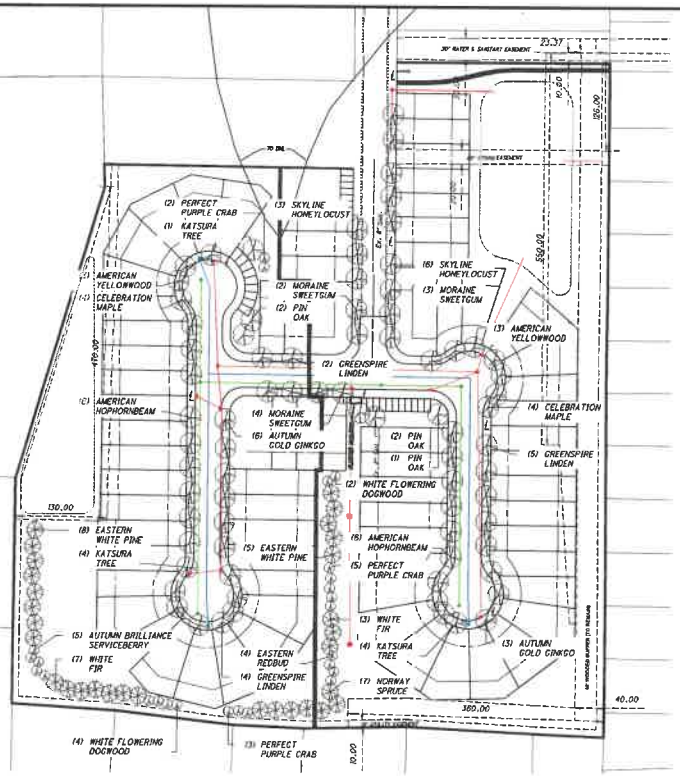

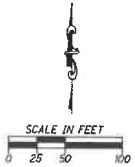

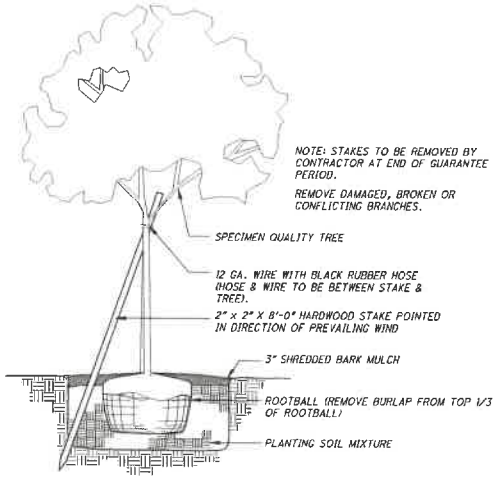

TREE PLANTING DETAIL

MONUMENT SIGNAGE EXAMPLE

GENERAL NOTES

A. PRIOR TO INSTALLATION, THE LANDSCAPE CONTRACTOR SHALL INSPECT THE GENERAL SITE CONDITIONS AND VERIFY THE SUBGRADE, ELEVATIONS, UTILITY LOCATIONS AND TOPSOIL PROVIDED BY GENERAL CONTRACTOR. THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE GENERAL CONTRACTOR OF ANY UNSATISFACTORY CONDITIONS AND WORK SHALL NOT PROCEED UNTIL SUCH CONDITIONS HAVE BEEN CORRECTED AND ARE ACCEPTABLE TO THE LANDSCAPE CONTRACTOR.
B. SUBSTITUTIONS SHALL BE PERMITTED WITH NOTIFICATION AND WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT. SUBSTITUTED MATERIAL SHALL BE EQUIVALENT OR GREATER IN SIZE THAN THE SPECIFIED PLANT. SUBSTITUTED PLANTS SHALL HAVE THE SAME ESSENTIAL CHARACTERISTICS AND GROWTH HABIT OF THE SPECIFIED PLANT.
C. CONFIRM LOCATION OF ALL UTILITIES AND SUBSURFACE DRAIN LINES PRIOR TO PLANT INSTALLATION.
D. CONTRACTOR MAY SLIGHTLY FIELD ADJUST PLANT LOCATIONS AS NECESSARY TO AVOID UTILITIES. FINISHED PLANTING BEDS SHALL BE GRADED TO PROVIDE POSITIVE DRAINAGE.
E. CONTRACTOR SHALL REPAIR ALL LAWN AREAS DISTURBED DURING CONSTRUCTION WITH SEED AND WARRANT A HEALTHY, WEED FREE LAWN PRIOR TO PROJECT ACCEPTANCE.
F. SEED ALL AREAS WITHIN CONTRACT LIMITS THAT ARE NOT COVERED BY PAVING, BUILDINGS OR PLANTING BEDS UNLESS OTHERWISE NOTED. SEEDING SHALL NOT BEGIN UNTIL AREA HAS RECEIVED TOPSOIL AND FINISHED GRADE.
G. MULCH PLANTING BEDS WITH SHREDDED HARDWOOD MULCH OF UNIFORM DARK BROWN COLOR. IT SHALL BE FREE OF TWIGS, LEAVES DISEASE, PEST OR OTHER MATERIAL UNSIGHTLY OR INJURIOUS TO PLANTS. AVERAGE APPLIED THICKNESS SHALL BE 3" DEPTH. MULCH HEDGES IN A CONTINUOUS BED.
H. BED EDGE SHALL BE SMOOTH, CONSISTENT, HAND TRENCHED 6" DEEP AND "V" SHAPED UNLESS OTHERWISE NOTED. ALL EXCAVATED MATERIAL SHALL BE REMOVED FROM THE BED EDGE AND PLANTING BED.
I. ALL PLANTING BED EDGES TO BE SMOOTH FLOWING ARCS OR STRAIGHT LINES AS SHOWN ON PLAN.
J. INSTALL ALL PLANTS IN ACCORDANCE WITH PLANING DETAILS AND SPECIFICATIONS.
K. PARKING LOT AND STREET TREES SHALL HAVE A CLEAR CANOPY HEIGHT OF 6' MIN.
L. TREE SHALL BE PLACED A MINIMUM OF 3' FROM SIDEWALKS AND CURBS.
M. LAWN AREAS TO BE BACKFILLED WITH TOPSOIL TO A MINIMUM SETTLED THICKNESS OF 6 INCHES.
N. CONTRACTOR TO DETERMINE PLANT LIST QUANTITIES FROM THE PLAN. GRAPHIC REPRESENTATION ON PLAN SUPERSEDES IN CASE OF DISCREPANCY WITH QUANTITIES ON SCHEDULE.
O. CONTRACTOR SHALL THOROUGHLY WATER ALL PLANTS AT TIME OF INSTALLATION AND AS NEEDED UNTIL PROJECT ACCEPTANCE BY OWNER. CONTRACTOR SHALL GUARANTEE ALL PLANTS INSTALLED FOR ONE FULL YEAR FROM DATE OF ACCEPTANCE BY THE OWNER. ALL PLANTS SHALL BE ALIVE AND AT A VIGOROUS RATE OF GROWTH AT THE END OF GUARANTEE PERIOD.

INSTALLATION NOTES

A. IF NOT READILY APPARENT, LOCATE ROOT FLARE BY REMOVING TWINE, BURLAP, AND EXCESS SOIL.
B. DIG TREE HOLE AT LEAST TWO TIMES WIDER THAN THE TREE BALL, WITH SIDES SLOPED TO AN UNEXCAVATED OR FIRM BASE. DIG HOLE TO A DEPTH SO THE LOCATED ROOT FLARE, AT THE FIRST ORDER LATERAL ROOT, WILL BE AT FINISHED GRADE.
C. LIFT ONLY FROM THE BOTTOM OF THE ROOT BALL, POSITION TREE ON FIRM PAD SO THAT IT IS STRAIGHT AND TOP OF ROOT FLARE IS LEVEL WITH THE SURROUNDING SOIL.
D. REMOVE ALL TWINE FROM THE ROOT BALL. IF PRESENT, REMOVE AND DISCARD AT LEAST THE TOP ONE HALF OF THE WIRE BASKET. BURLAP SHALL BE REMOVED FROM THE TOP TO A POINT HALFWAY DOWN THE ROOT BALL AND DISCARDED.
E. WITH CLEAN, SHARP PRUNING TOOLS, PRUNE OFF ANY SECONDARY/ADVENTITIOUS, GIRDLING, AND POTENTIAL GIRDLING ROOTS.
F. MULCH THE ENTIRE PLANTING SURFACE WITH MULCH APPLIED NO LESS THAN TWO INCHES DEEP AND NO MORE THAN THREE INCHES DEEP, LEAVING THREE INCHES ADJACENT TO THE TREE TRUNK FREE OF MULCH.
G. SPECIES AND SIZE IDENTIFIED IN PLANT SCHEDULE, GROWN IN CLIMATIC CONDITIONS SIMILAR TO THOSE IN LOCALITY OF THE WORK.
H. PROVIDE HEALTHY, SOUND, VIGOROUS PLANT MATERIALS, FREE FROM PLANT DISEASES, INSPECT PESTS, HEALTHY WELL-DEVELOPED ROOT SYSTEMS, FRESHLY DUG, NURSERY GROWN, WELL-BRANCHED, DENSELY FOLIATED WHEN IN LEAF AND WELL-PROPORTIONED. PARTICULARLY WITH RESPECT TO THE WIDTH-HEIGHT RELATIONSHIP.
I. DAMAGED OR BROKEN BRANCHES, BROKEN BALL AND LOOSE TOP BALL ARE.
J. SET PLANTS IN CENTER OF HOLE, PLUMB AND STRAIGHT. REMOVE ½ TOP OF BURLAP (IF APPLICABLE).
K. SATURATE SOIL WITH WATER WHEN THE HOLE IS HALF FULL OF TOPSOIL AND AGAIN WHEN FULL.
L. DO NOT INSTALL PLANT LIFE WHEN AMBIENT TEMPERATURES MAY DROP BELOW 35 DEGREES F OR RISE ABOVE 90 DEGREES F.

PLANTING SCHEDULE

QTY.	COMMON NAME	BOTANICAL NAME	SIZE	ROOT
	TREES			
9	KATSURA TREE	CERCIDIPHYLLUM JAPONICUM	2" CAL.	B&B
9	AUTUMN GOLD GINKGO	GINKGO BILOBA 'MALE ONLY'	2" CAL.	B&B
7	NORWAY SPRUCE	PICEA ABIES	7' HGT.	B&B
10	WHITE FIR	ABIES CONCOLOR	7' HGT.	B&B
5	AUTUMN BRILLIANCE SERVICEBERRY	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	2" CAL.	B&B
9	SKYLINE HONEYLOCUST	GLEDITSIA T. 'SKYLINE'	2" CAL.	B&B
11	GREENSPIRE LINDEN	TILIA C. 'GREENSPIRE'	2" CAL.	B&B
8	CELEBRATION MAPLE	ACER X FREEMANII 'CELZAM'	2" CAL.	B&B
12	AMERICAN HOPHORNBEAM	OSTRYA VIRGINIANA	2" CAL.	B&B
5	PIN OAK	QUERCUS PALUSTRIS	2" CAL.	B&B
9	MORAINE SWEETGUM	LIQUIDAMBAR STYRACIFLUA	2" CAL.	B&B
13	EASTERN WHITE PINE	PINUS STROBUS	7' HGT.	B&B
6	WHITE FLOWERING DOGWOOD	CORNUS RUBRA	2" CAL.	B&B
10	PERFECT PURPLE CRAB	MALUS 'PERFECT PURPLE'	2" CAL.	B&B
6	AMERICAN YELLOWWOOD	CLADRASTIS KENTUKEA	2" CAL.	B&B
4	EASTERN REDBUD	CERCIS CANADENSIS	2" CAL.	B&B

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THE TOWNS AT CASSEL GROVE
CITY OF VANDALIA
LANDSCAPE PLAN

REVISIONS:

FILE NAME: LANDSCAPE
DRAWN BY: NAL
CHECKED BY: JSP
PROJECT No.: MOTVAN2503
DATE: 06-12-2025
SHEET NUMBER: 3 OF 3

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America's Builder

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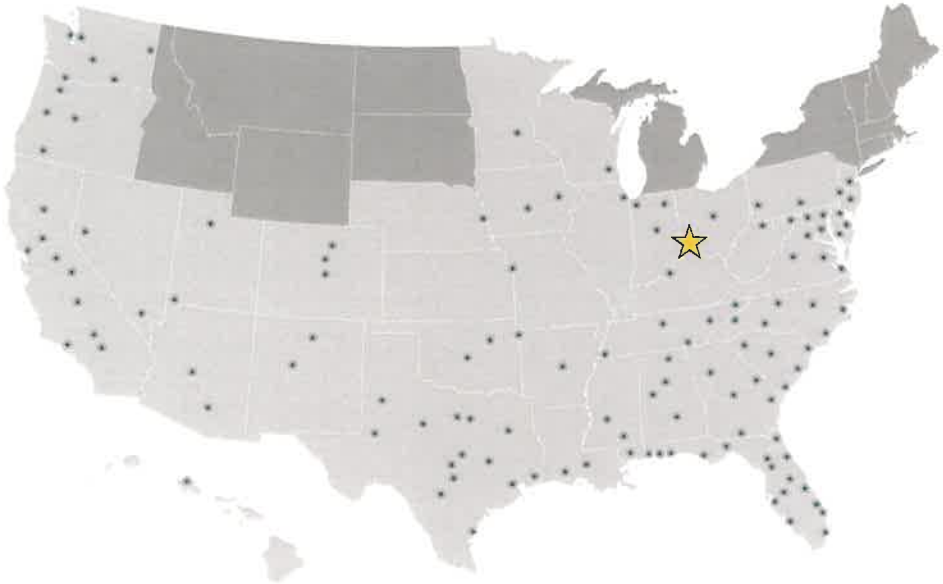
At a Glance

AMERICA'S #1 HOMEBUILDER · SINCE 2002 ·

36 states | **126** markets



23 AMERICA'S BUILDER
years as America's largest volume homebuilder

>1.1M DELIVERED
homes since our inception in 1978

60% % FIRST TIME HOME BUYERS
who used DHI Mortgage

85% HOME SALES REVENUE
from the sale of single-family detached homes

$372.5K AVERAGE SALES PRICE
of homes closed during the quarter

As of or for the trailing twelve months ended March 31, 2025, unless noted otherwise

D·R·HORTON
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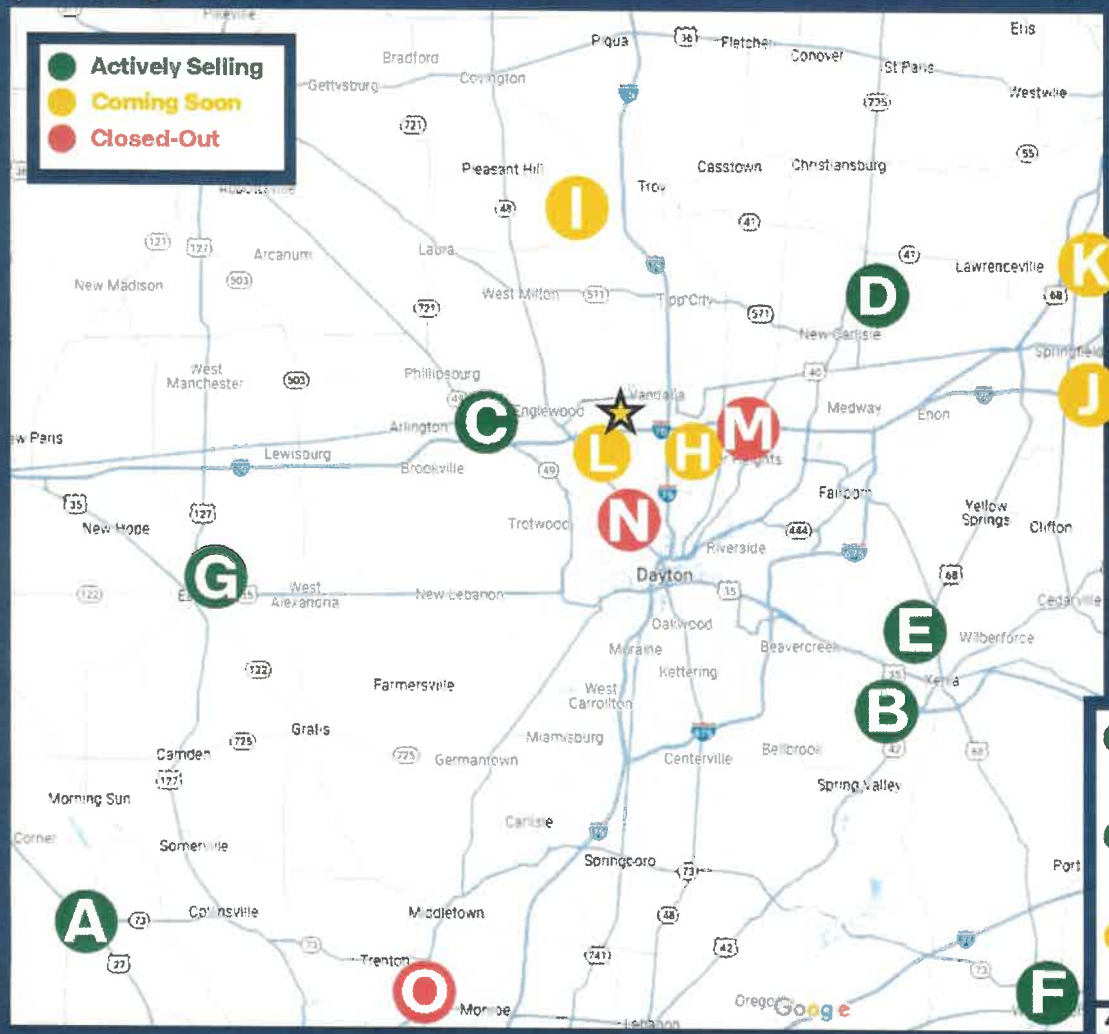
Dayton Communities



A **Owls' Landing** Oxford, OH	B **Edenbridge** Xenia, OH	C **Wenger Village** Clayton, OH	D **Reserve at Honey Creek** New Carlisle, OH	E **Grandstone Trace** Xenia, OH
F **Creekview** Wilmington, OH	G **Georgetown Village** Eaton, OH	H **Canal Heights** Huber Heights, OH	I **Reserve at Cliff Oaks** Troy, OH	J **Sycamore Ridge** Springfield, OH
K **Liberty Place** Moorefield Twp, OH	L **Yorkshire Reserve** Butler Twp, OH	M **Carriage Trails** Huber Heights, OH	N **Bartley Woods** Dayton, OH	O **Elk Creek** Trenton, OH

4705 Duke Drive Suite 250, Mason, OH 45040

D·R·HORTON
America's Builder

COMMUNITY REVIEWS

Wenger Village by D.R. Horton

4.9 ★★★★★ 45 Google reviews

Owls' Landing by D.R. Horton

5.0 ★★★★★ 13 Google reviews

Creekview by D.R. Horton

4.7 ★★★★½ 13 Google reviews

Home builder in Wilmington, Ohio

Edenbridge by D.R. Horton

5.0 ★★★★★ 84 Google reviews

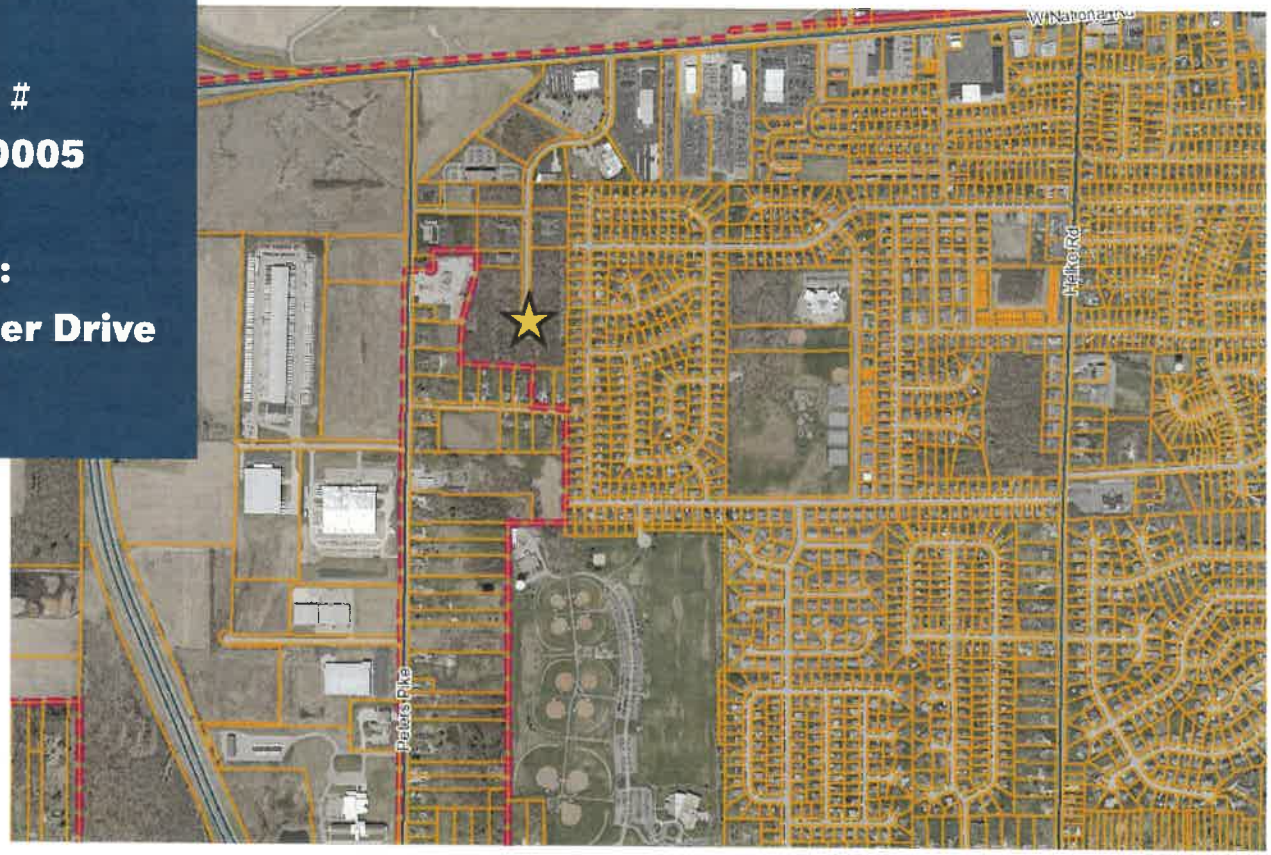
Home builder in Xenia, Ohio

D·R·HORTON
America's Builder

SUBJECT PROPERTY

Parcel ID #
B02 01018 0005

Address:
Corporate Center Drive



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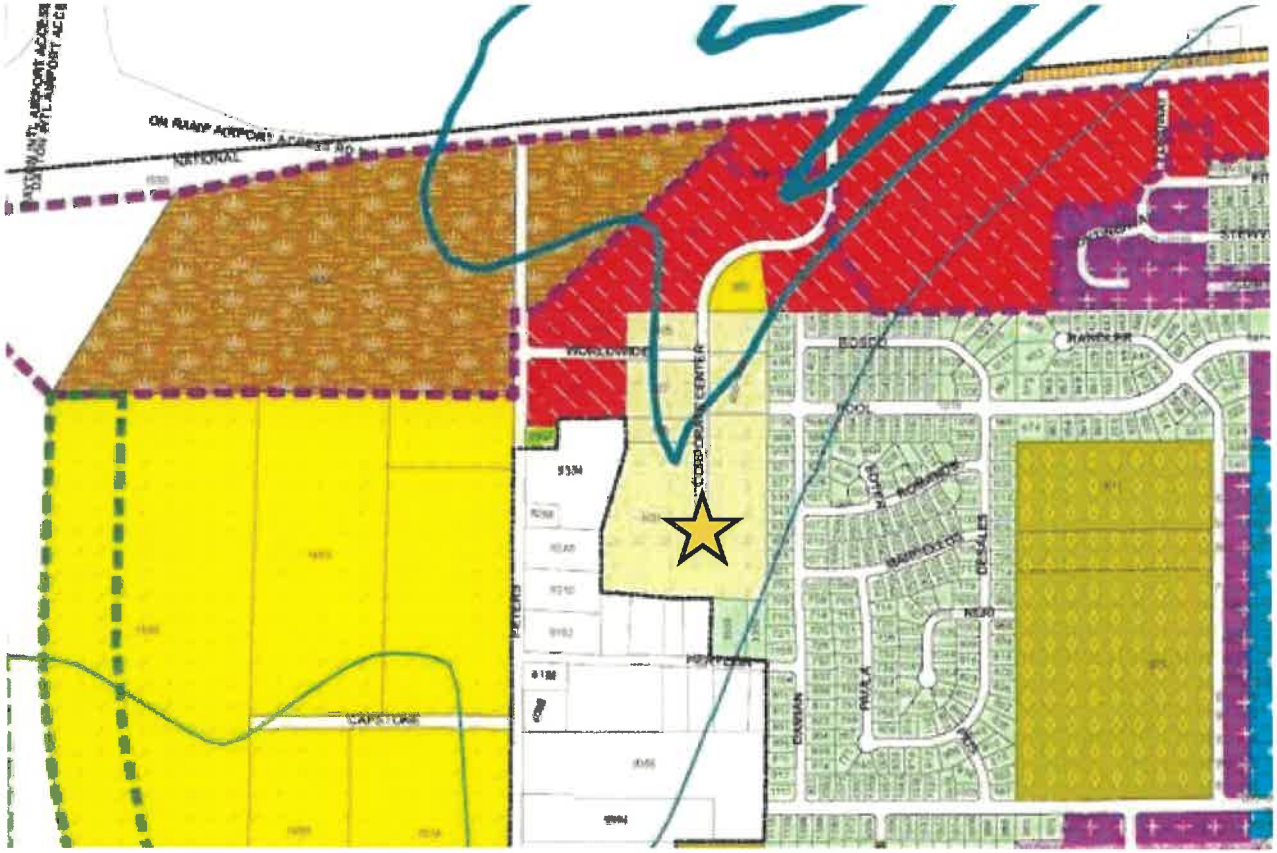
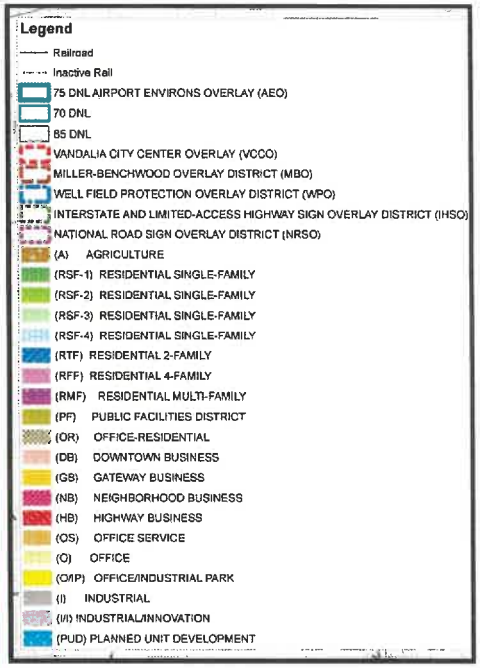
America's Builder

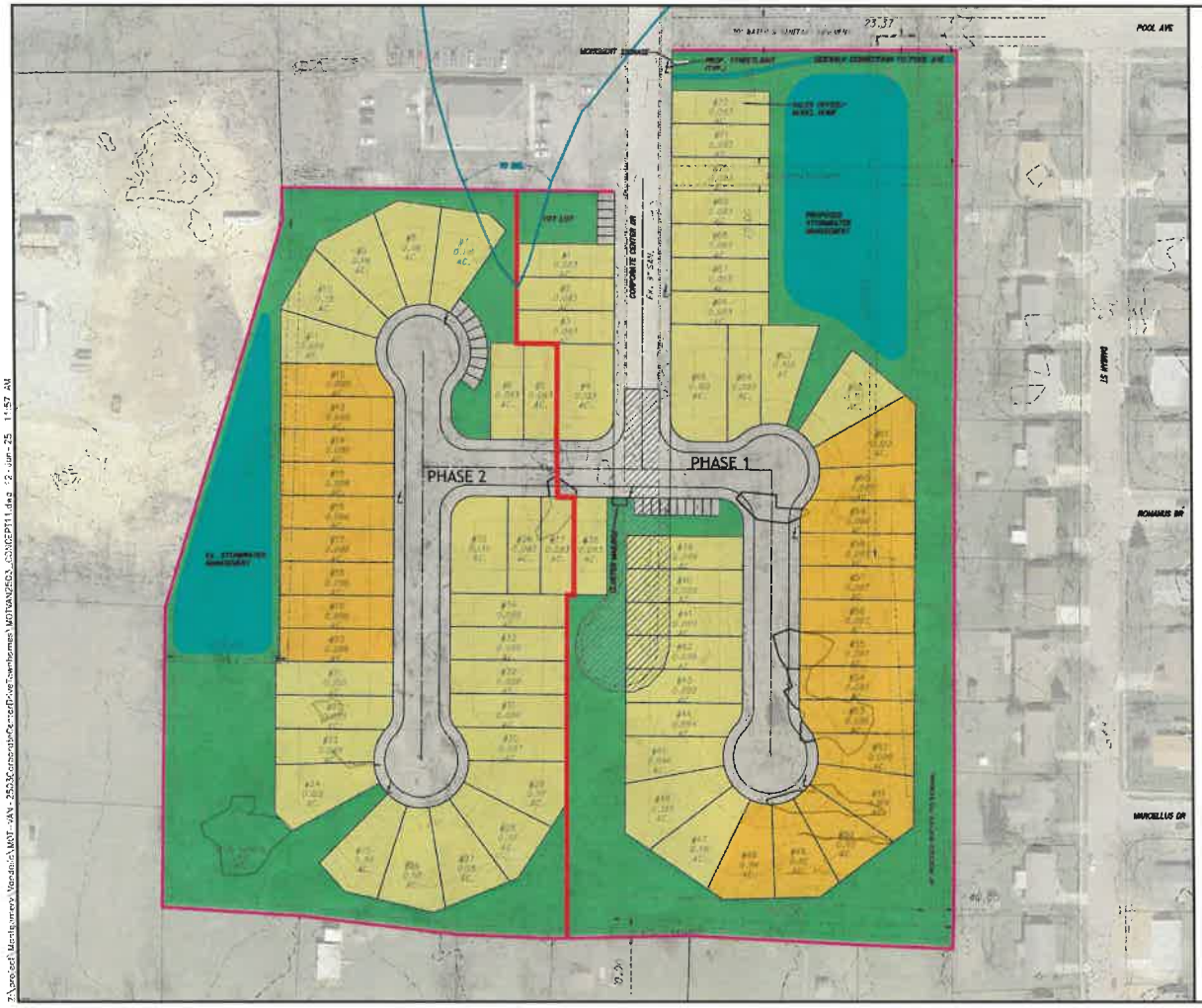
LAND USE





Existing Zoning - Surrounding Properties

Subject Property: Office (O)
North: Office (O)
South: Residential Single-Family (RSF-3)
East: Residential Single-Family (RSF-3)
West: Butler Township - R-3 Single-Family Residential District



NAME OF SUBDIVISION

THE TOWNS AT CASSEL GROVE

NAME OF OWNER
HAGUE CORPORATION
9865 N STATE ROUTE 185
COVINGTON, OHIO 45318

NAME OF DEVELOPER
D.R. HORTON
4705 DUKE DRIVE, SUITE 250
MASON, OHIO 45040
(937) 303-8010

PARCEL ID: B02 01018 0005,
IN THE CITY OF VANDALIA,
MONTGOMERY CO., OHIO
TOWNSHIP: BUTLER
SECTION: 17
TOWNSHIP: 3
RANGE: 8

EXISTING ZONING: O - OFFICE
PROPOSED ZONING: PUD

3 GREEN/OPEN SPACE LOTS
72 TOTAL SINGLE FAMILY LOTS

7.276 AC. DEVELOPED LOTS
1.808 AC. PROP. RIGHT OF WAY
5.431 AC. GREEN/OPEN SPACE (37.4%)
14.515 AC. TOTAL SITE

TYPICAL LOT LAYOUT

TYPICAL LOT LAYOUT

NUMBER OF PROPOSED LOTS:

PHASE 1
SINGLE FAMILY LOTS = 39 LOTS
GREEN/OPEN SPACE LOTS = 2 LOTS

PHASE 2
SINGLE FAMILY LOTS = 33 LOTS
GREEN/OPEN SPACE LOT = 1 LOT

LEGEND

OPEN SPACE

STORM WATER MANAGEMENT BASIN

35'X99' LOTS

35'X103' LOTS

SCALE IN FEET
0 25 50 100

ChoiceOne Engineering

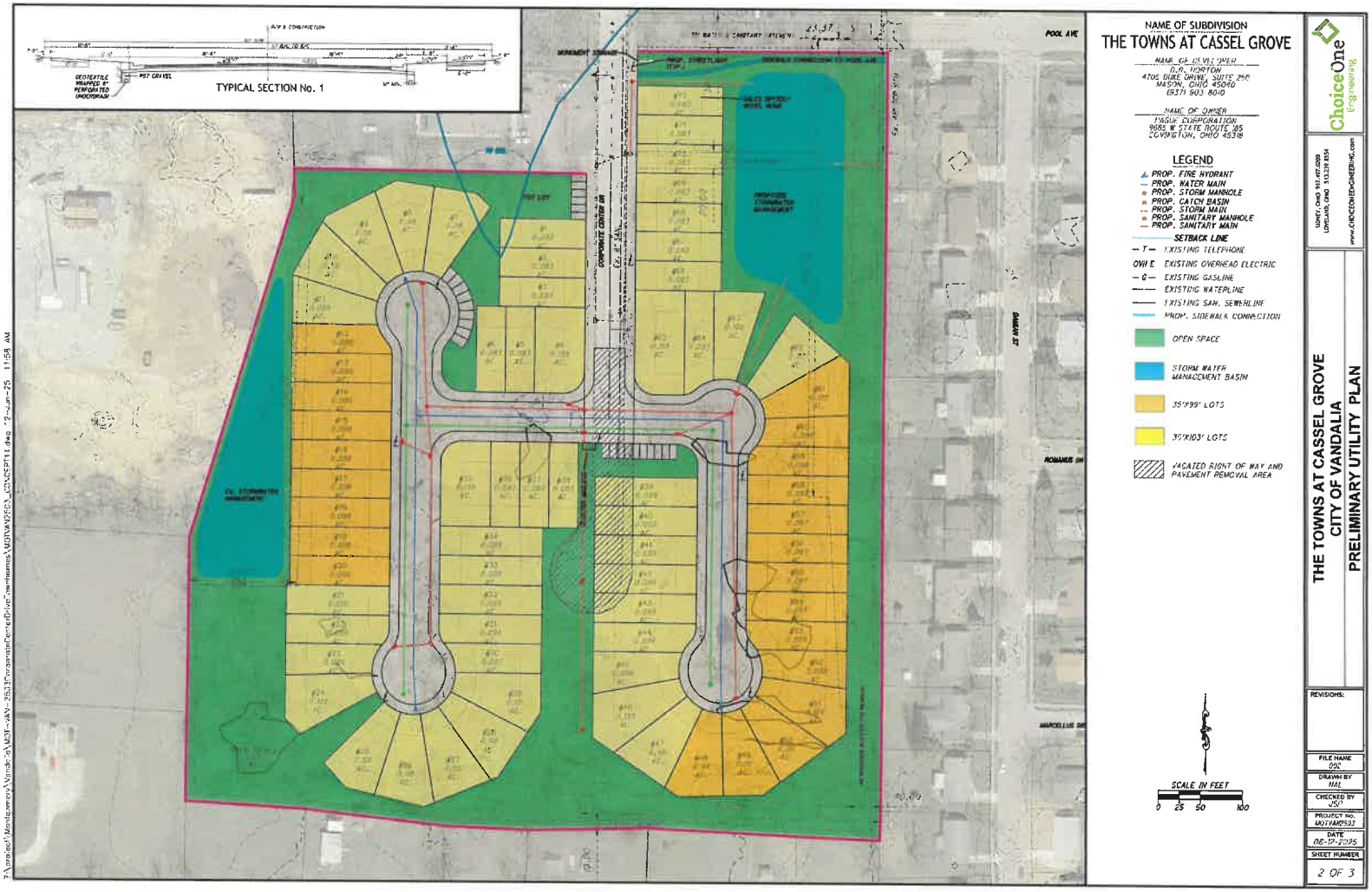
SIDNEY, OHIO 937.497.0200
LOVELAND, OHIO 513.239.8534
www.CHOICEONEENGINEERING.com

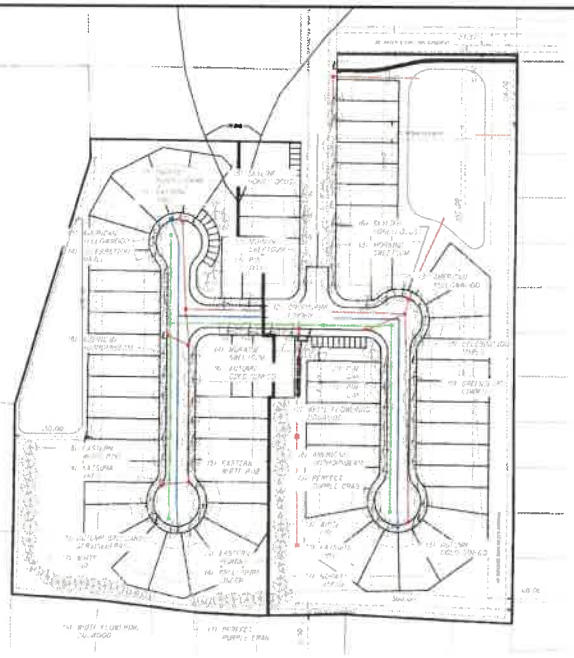
THE TOWNS AT CASSEL GROVE
CITY OF VANDALIA
SCHEMATIC PLAN

REVISIONS:

FILE NAME	001
DRAWN BY	NAL
CHECKED BY	JSP
PROJECT No.	M0TVAN2503
DATE	06-17-2025
SHEET NUMBER	1 OF 3

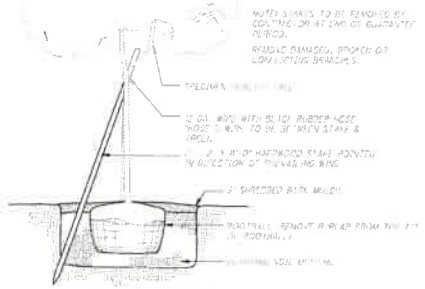
Z:\projects\Montgomery\Vandalia\MOT - VAN - 2503\ConceptPlans\TownHomes\ MOTVAN2503_CONCEPT11.dwg 12-Jun-25 11:57 AM


TYPICAL SECTION No. 1
GEOTEXTILE WRAPPED 8" PERFORATED UNDERDRAIN
#57 GRAVEL
POOL AVE
BURNS ST
ROMANUS DR
MARCELLUS DR
NAME OF SUBDIVISION
THE TOWNS AT CASSEL GROVE
NAME OF DEVELOPER
D.R. HORTON
4705 DUKE DRIVE, SUITE 250
MASON, OHIO 45040
(937) 903 8010
NAME OF OWNER
TAGUE CORPORATION
9685 W STATE ROUTE 185
COVINGTON, OHIO 45318
LEGEND
PROP. FIRE HYDRANT
PROP. WATER MAIN
PROP. STORM MANHOLE
PROP. CATCH BASIN
PROP. STORM MAIN
PROP. SANITARY MANHOLE
PROP. SANITARY MAIN
SETBACK LINE
EXISTING TELEPHONE
EXISTING OVERHEAD ELECTRIC
EXISTING GASLINE
EXISTING WATERLINE
EXISTING SAN. SEWERLINE
PROP. SIDEWALK CONNECTION
OPEN SPACE
STORM WATER MANAGEMENT BASIN
35'X99' LOTS
35'X103' LOTS
VACATED RIGHT OF WAY AND PAVEMENT REMOVAL AREA
SCALE IN FEET
0 25 50 100
ChoiceOne Engineering
SURVEY, OHIO 937.427.0200
LOVELAND, OHIO 513.239.8554
www.CHOICEONEENGINEERING.com
THE TOWNS AT CASSEL GROVE
CITY OF VANDALIA
PRELIMINARY UTILITY PLAN
REVISIONS:
FILE NAME
DWG
DRAWN BY
MAL
CHECKED BY
JSG
PROJECT NO.
MOTVAN2503
DATE
06-19-2025
SHEET NUMBER
2 OF 3



SCALE IN FEET

0 25 50 100



TREE PLANTING DETAIL

MONUMENT SIGNAGE EXAMPLE

GENERAL NOTES

1. PRIOR TO INSTALLATION, THE LANDSCAPE CONTRACTOR SHALL INSPECT THE GENERAL SITE CONDITIONS AND VERIFY THE SUBGRADE ELEVATIONS, UTILITY LOCATIONS AND TOPSOIL PROVIDED BY GENERAL CONTRACTOR. THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE GENERAL CONTRACTOR OF ANY UNSATISFACTORY CONDITIONS AND WORK SHALL NOT PROCEED UNTIL SUCH CONDITIONS HAVE BEEN CORRECTED AND ARE ACCEPTABLE TO THE LANDSCAPE CONTRACTOR.
2. SUBSTITUTIONS SHALL BE PROHIBITED WITHOUT REFERENCE AND WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT. SUBSTITUTION MEANS SIZE OF EQUIPMENT OR GREATER IN SIZE THAN THE SPECIFIED PLANT. SUBSTITUTED PLANTS SHALL HAVE THE SAME PRESENT CHARACTERISTICS AND GROWTH HABIT OF THE SPECIFIED PLANT.
   CONFIRM LOCATION OF ALL UTILITIES AND SUBSURFACE OBSTRUCTIONS PRIOR TO PLANT INSTALLATION.
3. CONTRACTOR MAY SLIGHTLY FIELD ADJUST PLANT LOCATIONS AS NECESSARY TO AVOID UTILITIES. FINISH GRADING BEDS SHALL BE GRADED TO PROVIDE POSITIVE DRAINAGE.
4. CONTRACTOR SHALL REVIEW ALL LANDSCAPE AREAS INSTALLED DURING CONSTRUCTION WITH OWNER AND MAINTAIN A NEAT, ORDERLY AND CLEAN PROJECT TO PROJECT ACCEPTANCE.
   SEED ALL AREAS WITHIN CONTRACT LIMITS THAT ARE NOT COVERED BY PAVING, BUILDINGS OR PLANTING BEDS UNLESS OTHERWISE NOTED. SEEDED SHALL BE WITHIN LEVEL AND HAS RECEIVED TOPSOIL AND FINISHED GRADE.
5. WRAP PLANTING BEDS WITH SHREDDED HARDWOOD MULCH OF UNIFORM DARK BROWN COLOR. IT SHALL BE FREE OF WEEDS, LEAVES, DISEASE, POLE OR OTHER MATERIAL INJURIOUS OR INDIGENOUS TO PLANTS. AVERAGE APPLIED THICKNESS SHALL BE 3" DEPTH. MULCH BEDDED IN A CONTINUOUS BED.
6. BED EDGE SHALL BE SMOOTH, CONSISTENT, HAND TRENCHED 6" DEEP AND 3" SHAPED UNLESS OTHERWISE NOTED. ALL EXCAVATED MATERIAL SHALL BE REMOVED FROM THE BED EDGE AND PLANTING BED.
7. ALL PLANTING BED EDGES TO BE SMOOTH FLOWING ARCS OR STRAIGHT LINES AS SHOWN ON PLAN.
8. INSTALL ALL PLANTS IN ACCORDANCE WITH PLANTING DETAILS AND SPECIFICATIONS.
9. PARKING LOT AND STREET TREES SHALL HAVE A CLEAR CANOPY HEIGHT OF 8' MIN.
10. TREE SHALL BE PLACED A MINIMUM OF 4' FROM STRUCTURES AND CURBS.
11. LAWN AREAS TO BE BACKFILLED WITH TOPSOIL TO A MINIMUM SETTLED THICKNESS OF 6 INCHES.
12. CONTRACTOR IS DETERMINING THE LIST QUANTITIES FROM THE PLAN. GRAPHIC REPRESENTATION ON PLAN SUPERSEDES IN CASE OF DISCREPANCY WITH QUANTITIES ON SCHEDULE.
13. CONTRACTOR SHALL THOROUGHLY WATER ALL PLANTS AT TIME OF INSTALLATION AND AS NEEDED UNTIL PROJECT ACCEPTANCE BY OWNER. CONTRACTOR SHALL GUARANTEE ALL PLANTS INSTALLED FOR ONE FULL YEAR FROM DATE OF ACCEPTANCE BY THE OWNER. ALL PLANTS SHALL BE ALIVE AND IN A VIGOROUS RATE OF GROWTH AT THE END OF GUARANTEE PERIOD.

NOTES: STAKES TO BE REMOVED BY CONTRACTOR AT END OF GUARANTEE PERIOD.

REMOVE DAMAGED, BROKEN OR CONFLICTING BRANCHES.

PLANTING SCHEDULE

QT	COMMON NAME	BOTANICAL NAME	SIZE	CODE
3	EASTERN REDBUD	CERCIS CANADENSIS	2" CAL.	EBD
3	AUTUMN BLAZE MAPLE	ACER X FREEMANII 'JEFFERSRED'	2" CAL.	ABM
1	NORWAY SPRUCE	PICEA ABIES	7' HGT.	NSP
3	WHITE FIR	ABIES CONCOLOR	7' HGT.	WFI
5	AUTUMN BRILLIANCE SERVICEBERRY	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	2" CAL.	ABS
9	SPRING HONEY COLONY	GLEDITSIA T. 'SKYLINE'	2" CAL.	GSK
3	GREENSPIRE LINDEN	TILIA C. 'GREENSPIRE'	2" CAL.	GSP
8	CELEBRATION MAPLE	ACER X FREEMANII 'JELZAM'	2" CAL.	CEL
7	AMERICAN HORNBEAM	OSTRYA VIRGINIANA	2" CAL.	OVI
5	PIN OAK	QUERCUS PALUSTRIS	2" CAL.	PIO
9	MORAINE SWEETGUM	LIQUIDAMBAR STYRACIFLUA	2" CAL.	MSG
2	EASTERN WHITE PINE	PINUS STROBUS	HGT.	EWP
1	WHITE FLOWERING DOGWOOD	CORNUS FLORIDA	2" CAL.	DFW
10	PERFECT PURPLE CRAB	MALUS 'PERFECT PURPLE'	CAL.	PPC
6	AMERICAN YELLOWWOOD	CLADRASTIS KENTUKEA	2" CAL.	AYW
3	EASTERN REDBUD	CERCIS CANADENSIS	2" CAL.	EBD

THE TOWNS AT CASSEL GROVE
CITY OF VANDALIA
LANDSCAPE PLAN

REVISIONS:

FILE NAME
DRAWN BY
CHECKED BY
PROJECT No.
DATE
SHEET NUMBER

D·R·HORTON
America's Builder

Efficient Land Use & Infill Development:

By redeveloping an underutilized parcel with existing infrastructure in place, the project addresses the Plan's call to "make more efficient use of land" and "align with the aspirations of the community" (page 40).

Open Space and Connectivity:

With over 37% of the site preserved as open space and integrated sidewalk access to neighboring residential areas, this development embodies the Plan's values of connected, green, and pedestrian-friendly neighborhoods (pages 34, 71, and 98-99).

D·R·HORTON
America's Builder

Character and Identity:

The architectural design of the homes reflects the community's desire for neighborhoods with a distinct sense of place and cohesive aesthetic (pages 26–28).

Streetscape treatments and open areas reinforce a welcoming, walkable identity in line with the Plan's broader city branding goals. These qualities reflect the City's aspiration to create "welcoming, family-oriented" communities (page 28).

D·R·HORTON
America's Builder

PRODUCT IMAGES

*Example renderings and images of single-family detached homes

D·R·HORTON
America's Builder

PRODUCT IMAGES

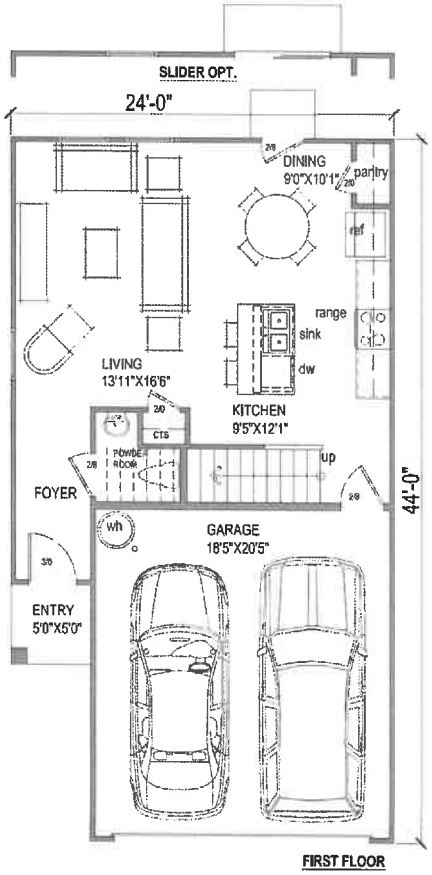
**Example renderings and images of single-family detached homes*

D·R·HORTON
America's Builder

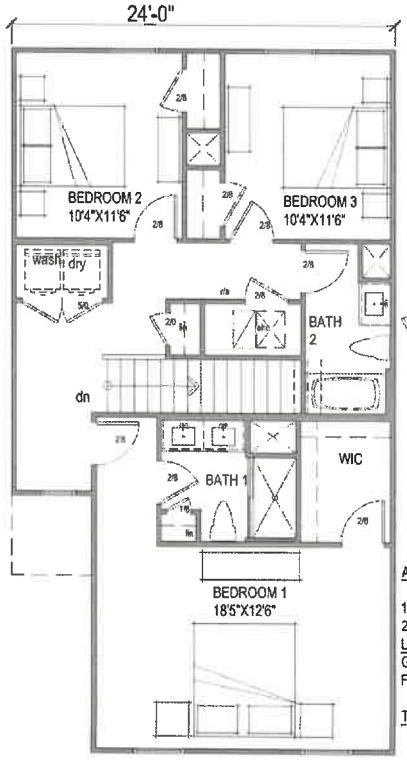
FLOORPLAN

FLOORPLAN - A

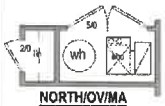
1,519 SQUARE FEET | 3 BED, 2.5 BATH



FIRST FLOOR



SECOND FLOOR



NORTH/OV/MA
MECH CLOSET

PLAN A FRAME
24'0"x44'0"
3 BED 2CAR
20250602
D R HORTON

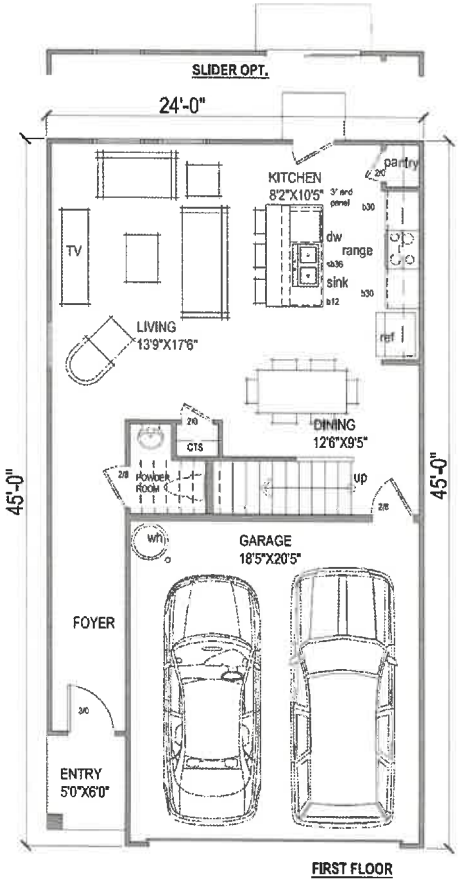
AREA TABS

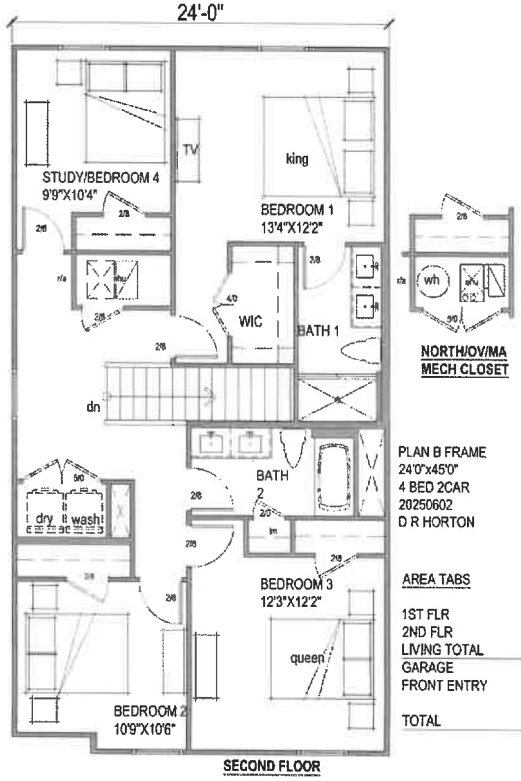
1ST FLR	583 SF
2ND FLR	936 SF
LIVING TOTAL	1519 SF
GARAGE	393 SF
FRONT ENTRY	25 SF
TOTAL	1937SF

D·R·HORTON
America's Builder

FLOORPLAN

FLOORPLAN - B
1,690 SQUARE FEET | 4 BED, 2.5 BATH





PLAN B FRAME
24'0"x45'0"
4 BED 2CAR
20250602
D R HORTON

AREA TABS

1ST FLR	655 SF
2ND FLR	1035 SF
LIVING TOTAL	1690 SF
GARAGE	390 SF
FRONT ENTRY	30 SF
TOTAL	2110 SF

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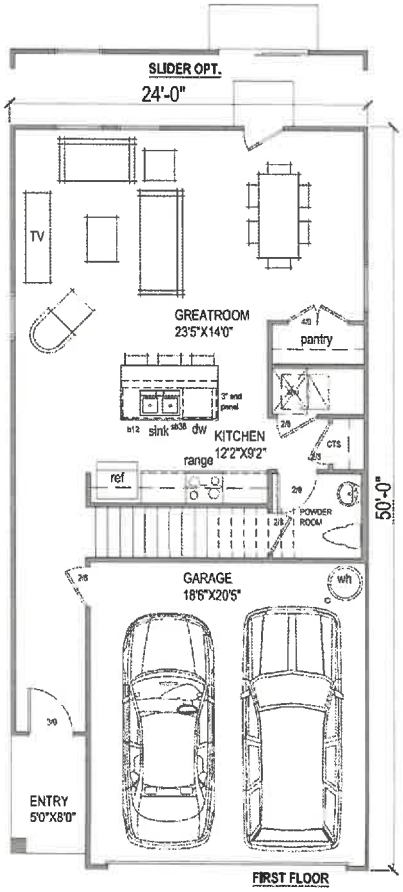
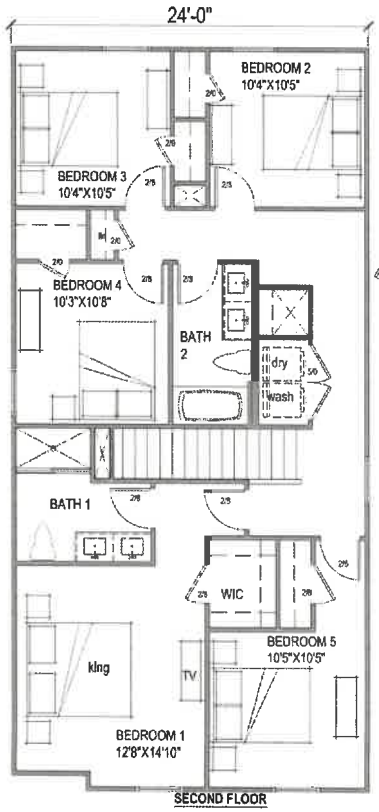
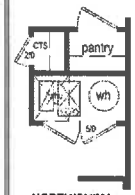
America's Builder

FLOORPLAN

FLOORPLAN - C
1,918 SQUARE FEET | 5 BED, 2.5 BATH







NORTH/OV/MA
MECH CLOSET

PLAN C FRAME
24'0"x50'0"
5 BED 2CAR
20250602
D R HORTON

AREA TABS

1ST FLR	764 SF
2ND FLR	1054 SF
LIVING TOTAL	1918 SF
GARAGE	391 SF
FRONT ENTRY	40 SF
TOTAL	2349 SF

Minutes of the City of Vandalia Planning Commission
July 8, 2025

Members Present:	Ms. Kristin Cox, Mr. Lucious Plant, Mr. Bob Hussong
Members Absent:	Mr. Dave Arnold
Staff Present:	Michael Hammes, City Planner Ben Graham, Zoning & Planning Coordinator Ben Borton, Director of Public Service Rob Cron, Assistant City Manager
Others Present:	Greg Thurman, John Seagraves, Rick Drake, Jovi Takhar, Boydon Boston, Steve Ponscheck, Ron Miller, Brian Wertz, Aaron Horn, Rob Smith, Ryan Lefeld, Trisha Cortes, Orlando Cortes, Don Donathan, Ed Burke, Missi Demoss, Nelson Demoss, David Whitlock

Call to Order

Ms. Cox called the meeting to order at 6:08 p.m.

Attendance

Ms. Cox noted that three members were present. Mr. Plant made a motion to excuse Mr. Arnold. Mr. Hussong seconded. The motion carried 3-0.

Approval of Minutes of the Planning Commission

Mr. Hussong made a motion to approve the May 13th, 2025 minutes. Mr. Plant seconded the motion. The motion carried 5-0.

Swearing in of Attendees Wishing to Speak at Meeting

The attendees were sworn in.

Old Business

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

New Business – PC 25-0007 – PUD Amendment and Preliminary Plan – Redwood Phase III

Mr. Hammes introduced Case PC 25-0007. Todd Foley, of POD Design, and on behalf of Redwood Vandalia, requests a Major Amendment to an existing Planned Unit Development and approval of a revised PUD Preliminary Plan. The request involves two parcels totaling 27.59 acres +/-, located along the east side of Webster Street at Park Center Drive in the City of Vandalia. If approved, the proposed amendment would facilitate the construction of 59 multi-family residential units as part of Phase III of the Redwood Vandalia development. The property is owned by Redwood Vandalia.

Mr. Hammes described the history of the Redwood Vandalia PUD. He noted that the Redwood development was originally approved in 2019 as a mixed-use commercial and multi-family residential development. Phases I and II of the Redwood development feature 171 multi-family units. Phase I was completed in 2024, and Phase II is under construction.

Mr. Hammes explained that two additional parcels were set aside for commercial uses fitting the standards of the Office / Industrial Park district. Parcel 3, located south of Park Center Drive, was approved for an assisted living facility in 2022. That project was later cancelled. Redwood Vandalia now seeks to expand into a Phase III on this parcel.

Mr. Hammes discussed the proposed amendment to the Redwood Vandalia PUD. He explained that the applicant wished to add "Multi-Family Residential" as a permitted use on parcels 2 and 3. Because this change would increase the number of dwelling units in the development, it qualifies as a Major Amendment and requires Council approval. This change is the only change to the PUD standards proposed.

Mr. Hammes reviewed the revised Preliminary Plan for Phase III. He noted that the proposed residential buildings would be similar in architectural style and design to the homes built in Phases I and II. While the development would continue to primarily feature two-bedroom units, a limited number of one-bedroom and three-bedroom units are also included in the plan for Phase III. He also discussed signage along Park Center Drive, stating that a blade sign depicted in the proposal would be replaced by a permanent sign to comply with the City's signage regulations. Importantly, Mr. Hammes clarified that the current Preliminary Plan applies only to Parcel 3, and any future development of Parcel 2 would require a separate plan amendment.

Mr. Hammes discussed the Comprehensive Plan. He explained that the area was designated as "Neighborhood Commercial", owing to the proposed uses available at the time the plan was drafted. Had Phase III been proposed initially, rather than the assisted living facility or some related use, the site would have been designated "Medium Density Residential" to match the first two phases of the Redwood development. As such, the proposed Phase III is consistent with the goals of the plan, if not the specific designation.

Mr. Hammes reported that the development would be managed by Redwood as a rental community, so there would be no covenants or homeowners' association.

Mr. Hammes noted that the standards that applied to the initial phases of the development would apply to residential development in this area, with the exception of a required buffer area at the southwest end of Phases I and II (since that buffer already exists).

Mr. Hammes reported that construction was expected in late 2026, following the completion of Phase II. The proposed phasing plan for this site would see construction completed in 2028.

Mr. Hussong asked about the density of Phase III, referencing the number of dwelling units and the different unit sizes. Mr. Hammes replied that the preliminary plan refers to dwelling units in the aggregate, with the calculation of density taking only the raw number of units into account. The Final Plan approval would be where the applicant would need to show specific utility capacities and designs.

Ms. Cox opened the public portion of the meeting, and invited the applicant forward.

Mr. Greg Thurman of Redwood Vandalia addressed the Commission on behalf of the applicant. He confirmed that the number of bedrooms in Phase III would be the equivalent of 59 two-bedroom units, and that the number of one-bedroom units would balance out the number of three-bedroom units.

Mr. Thurman reported that Phase I was 99% leased, with a waiting list for Phases I and II. With the decline of assisted living facilities following the COVID pandemic, the Provision Living agreement had been cancelled. With parcel 3 now available, the expansion of the Redwood development is now a viable option on this site.

Ms. Cox asked about parcel 2, which would also be approved for multi-family residential uses if the amendment is approved. Mr. Thurman replied that there were no plans for a Phase IV at this time, due to the topography of the site. If a small development is proposed for that site in the future, amending the PUD now would remove the need to seek a second amendment at that time.

Hearing no further public comment, Ms. Cox closed the public portion of the meeting.

Review Criteria

Ms. Cox explained that the Commission would discuss the Preliminary Plan review criteria. Major amendments rely on the criteria for either preliminary or final plans, depending on the amendment in question, so only one set of criteria would be reviewed.

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

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

Staff Comment: Staff feels that the proposed Planned Unit Development, in its current form, is consistent with the City's goals and policies. Staff notes that any inconsistencies with the Comprehensive Plan are justified given current conditions in the vicinity.

The Planning Commission agreed with the staff comment by a vote of 3-0.

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

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

The Planning Commission agreed with the staff comment by a vote of 3-0.

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

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

The Planning Commission agreed with the staff comment by a vote of 3-0.

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

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

The Planning Commission agreed with the staff comment by a vote of 3-0.

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

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

The Planning Commission agreed with the staff comment by a vote of 3-0.

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

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

The Planning Commission agreed with the staff comment by a vote of 3-0.

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

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

The Planning Commission agreed with the staff comment by a vote of 3-0.

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

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

The Planning Commission agreed with the staff comment by a vote of 3-0.

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

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

The Planning Commission agreed with the staff comment by a vote of 3-0.

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

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

The Planning Commission agreed with the staff comment by a vote of 3-0.

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

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

The Planning Commission agreed with the staff comment by a vote of 3-0.

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

Staff Comment: While the proposed structures for this development are similar in style to the other homes built in Subarea C, Staff feels that the updated exteriors provide sufficient variety to comply with this review criterion.

The Planning Commission agreed with the staff comment by a vote of 3-0.

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

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

The Planning Commission agreed with the staff comment by a vote of 3-0.

Recommendation

Ms. Cox reported that Staff recommended Approval of the proposed Major Amendment to the Redwood Vandalia Planned Unit Development. Mr. Plant made a motion to recommend approval. Mr. Hussong seconded.

By a vote of 3-0, the Planning Commission recommended **Approval** of the proposed Major Amendment.

Ms. Cox reported that Staff recommended Approval of the proposed Preliminary Plan for Phase III of the Redwood Vandalia development. Mr. Hussong made a motion to recommend approval. Mr. Plant seconded.

By a vote of 3-0, the Planning Commission recommended **Approval** of the proposed Preliminary Plan.

Ms. Cox noted that the recommendations of the Commission would next be reviewed at the Council Study Session on Monday, July 21st, 2025.

New Business – PC 25-0008 – Planned Unit Development and Preliminary Plan Towns at Cassel Grove (600 Corporate Center Drive)

Mr. Hammes introduced Case PC 25-0008. Jeff Puthoff, P.E., of Choice One Engineering, on behalf of DR Horton, requests a change of zoning as previously established by the Zoning Ordinance of the City of Vandalia. The request involves one parcel totaling 14.494 acres +/- located at the south end of Corporate Center Drive in the City of Vandalia. As proposed, the subject property would be rezoned from the O - Office district to a Residential Planned Unit Development. The property is owned by the Hague Corporation.

Mr. Hammes described the proposed subdivision, noting that the 72 homes in this neighborhood would be a detached townhome design. This affords homeowners the advantages of a single-family lot, with rear and side yards, while still providing a unique townhome aesthetic.

Mr. Hammes discussed the history of the site, explaining that the parcel was one of the few parcels in the City with the O – Office zoning. The parcel had been zoned to O – Office several decades ago, with the intent of building an office building or office complex. No such development ever happened, and a large-scale office development is less likely in 2025 than it would have been in decades past. The owners of the property had identified this Medium-Density Residential development had been identified as a viable alternative use.

Mr. Hammes discussed the Airport Environs Overlay (AEO) as applied to this parcel. He noted that the parcel was south of the 70 DNL area, which would prevent the construction of Single-Family homes. The 65 DNL area, which encompasses almost the entire site, permits Single-Family Residential development of the type proposed. There are no issues with the AEO that would prevent the proposed development.

Mr. Hammes described the lot design. He reported that the proposed lots had a minimum width of 35 feet. This is larger than the lot width for attached townhomes (22'), but narrower than the typical width for single-family homes in the RSF-4 district (55').

Mr. Hammes noted that one lot at the northeast end of the site would be reserved for a model home.

Mr. Hammes described the proposed green space, noting that the entire site would have an open space buffer between this development and adjacent properties. There would also be a buffer between Phases I and II of the development. A small tot lot is reserved at the northwest end of the site. A 40-foot buffer would be preserved to the east, between this development and the homes on Damian Street.

Mr. Hammes discussed the density of the proposed development. He explained that the development would have 4.96 dwellings per acre. The Zoning Code requires single-family residential PUDs to have fewer than 6 dwellings per acre. Attached townhomes would need to meet the multi-family standard of 12 dwellings per acre, making this development less dense than the alternative.

Mr. Hammes described the roadways proposed for the development. The existing cul-de-sac at Corporate Center Drive would be removed in favor of two side streets with three cul-de-sacs. The Fire Division has reviewed the layout, and has no objections to the proposed design with regards to emergency access. All roads would be public right-of-way.

Mr. Hammes added that there would be no road connection to Pool Avenue. A pedestrian walkway would be provided at the north end of the site, connecting this development to the existing neighborhood to the east.

Mr. Hammes discussed the Comprehensive Plan. He explained that the area was designated as "Neighborhood Commercial" due to the O – Office zoning, and that all O – Office parcels in the City were designated as Neighborhood Commercial. In this case, the parcel does not have the interconnectivity or access to fit the intent of the Neighborhood Commercial designation, and the business types intended for that designation would not be viable on this property. Further, the proposed Medium Density Residential use would be consistent with the Medium Density Residential neighborhood to the east. In closing, Mr. Hammes stated his view that the proposed development was consistent with the goals and intent of the Comprehensive Plan if not the specific designation.

Mr. Hammes listed the permitted uses for the site. Single-Family Residential homes would only be permitted on the numbered building lots. Passive open space uses would be permitted on all lots in the development, and accessory uses would be permitted as required by the code.

Mr. Hammes discussed the development standards for the development. He explained that the building lots would be 35 feet in width with 25-foot front and rear yards. Side yards would be set at a minimum of 5.5 feet, which would create at least 10 feet of distance between homes. Open Space lots would have different standards, locking them into at least 1 acre in size. The tot lot would be a 55-foot lot, as proposed.

Mr. Hammes explained that single-family residential PUDs generally include requirements for different home styles and colors, in order to encourage variety in designs and break up monotony. All garages would be required to accommodate two vehicles. Architectural Standards not set by the PUD would default to the standards of the RSF-2 district.

Mr. Hammes discussed the remaining standards for the development. Several corner lots would be oriented to match adjacent homes, and any lots on curves would have their frontage measured at the setback line as is standard for cul-de-sac lots. Other standards not set by the PUD (such as lot design) would default to the standards of the RMF district, owing to the size of the lots proposed here.

Mr. Hussong acknowledged that living near an airport is something that residents in this area are used to dealing with.

Mr. Hussong expressed concern over access within the development, given that there is only one path in and out of the development. In the event of an emergency, residents who need to leave might not be able to get past emergency equipment and first responders.

Mr. Hammes replied that the code did not require a second exit, based on the level of traffic expected from the development. Further, he noted that the vicinity did not lend itself to an additional exit. Mr. Hussong replied that the site does need to be developed, but that he wanted to make sure the issue with access to and from the site was being reviewed. Mr. Hammes confirmed that staff would review that issue and identify alternatives.

Mr. Plant asked about the target buyer for these homes. Ms. Cox invited the applicant to the podium.

Mr. Rob Smith, with DR Horton, addressed the Commission as applicant. He thanked the Commission for considering the application. He described DR Horton as "America's Homebuilder", and noted that the company was excited to expand into Southwest Ohio. The company has built communities in Clayton, Xenia, New Carlisle, Huber Heights, and new communities in Troy and Butler Township.

Mr. Smith added that the company had been in Ohio for five years. His office, based in Cincinnati, serves the Cincinnati and Dayton markets. The company staffs its offices with local employees who know the area and are familiar with the local community.

Mr. Smith explained that their initial proposal for this site involved traditional attached townhomes. The detached townhome product had seen some success in other markets, offering the best of both worlds, and the proposal was revised to offer this new type of home. The detached townhome offers the best of both worlds, with a townhome style of home and the private backyard.

Mr. Smith confirmed that his company would be willing to work with the City to expand the pedestrian walkway with bollards and other upgrades, so that the walkway could serve as an emergency access (or egress) if needed.

Mr. Aaron Horn, of DR Horton, added that the company had provided a packet of information about the development. He thanked staff for the detailed presentation.

Ms. Cox, echoing Mr. Plant's earlier question, asked about the target audience for this type of home. Mr. Horn replied that these homes were targeted to buyers who want a smaller property to maintain and who may not want to share walls with their neighbors. Empty nesters and young urban professionals were mentioned as two target demographics. He added that families with dogs prefer having a fenced-in backyard (as opposed to a shared common backyard).

Mr. Smith added that some families may also take an interest in the site, noting that easy pedestrian access to nearby parks would benefit families with young children.

Mr. Plant asked about the idea of empty nesters buying homes with two stories. Mr. Smith replied that some empty nesters were comfortable with having a single staircase. He suggested that this unique product will find unique buyers who see that this product fits their lifestyle.

Ms. Cox asked about the location of the development and whether its isolated location or its proximity to the airport could cause problems. Mr. Smith replied that job growth in the area and proximity to the highway would highlight this as a safe, relatively affordable development in a strategic location.

Mr. Horn added that the neighborhood would be designed so as to set it apart from the adjacent properties. He discussed the green space provided in the plan and the pedestrian access to Pool Ave.

Mr. Hussong asked for clarification on the walkability. Mr. Horn replied that the Helke Park area, including recently upgraded pickleball courts, would be a major amenity for residents in this development.

Ms. Cox asked about buffering around the site. Mr. Horn referred to the Landscaping Plan, discussing the proposed plantings at the edges of the property. He noted that some areas were considered wetlands, which limited what they could plant. He pointed out that the plan called for preserving as much mature growth (including trees) as possible.

Mr. Smith added that a buffer area would be preserved along the east side of the development. His company's interest is in making every lot viable, so that they do not have unsold property.

Ms. Cox asked about the price point for the proposed homes. Mr. Smith replied that these homes in the current market would sell in the $270,000 to $310,000 price range. He reiterated his company's position that there is a market for homes in this price range.

Hearing no further questions from the Commission, Ms. Cox opened the public portion of the meeting.

Mr. John Seagraves of 3353 Hertlein Lane, addressed the Commission. He explained that he was one of several residents who negotiated the zoning to O-2 when the owner at the time wanted Industrial. There was work done at that time that was not allowed, and he and his neighbors have fought that for a long time. He added that he and his neighbors have septic systems.

Mr. Seagraves challenged the prices offered by the applicant. He argued that the property would be ideal for a medical office, and that medical companies in the region are eager to build new medical offices. He suggested that the owners of the property had not properly marketed the site, which is why it had not sold.

Mr. Seagraves argued that no empty nester would buy a home with a staircase.

Mr. Seagraves reported that he had not received a letter 40 years ago, and that he had not received a letter for this meeting. He thanked his neighbor for letting him know about the meeting. He added that his wife is in the hospital, and that he would be leaving once he concluded his remarks.

Mr. Seagraves stated that he had grown up in West Virginia, and that the proposed homes resembled "company homes".

Mr. Seagraves argued that the site had not been maintained, and that the City had not required them to properly maintain their land. When the current owner bought the property, they were aware that the land was zoned O-2.

Mr. Seagraves noted that he has emergency vehicles on his street every day.

Mr. Seagraves discussed water issues with the property. He said that the development of the site would send water into his backyard. As a real estate agent, he argued that the property would not be marketable.

Mr. Seagraves asked if the City had investigated the builder, arguing that the company has been involved in a number of lawsuits in other states.

Mr. Seagraves asked the Commission to turn down the application. He argued that the homes built on this site should match the homes on Damian Street. Any development on the site should match the current zoning.

Mr. Donnie Donathan of 515 Damian Street, addressed the Commission. He reminded the Commission that he had opposed a previous proposal for industrial zoning on this property, and that he opposes this rezoning. He displayed a petition of residents in the area who also opposed the development.

Mr. Donathan requested that Mr. Hammes stop receiving illegitimate proposals. He argued that the City should have rejected the application outright due to the number of homes proposed.

Mr. Donathan stepped away from the podium to refer to the displayed map of the proposed development. He argued that, if developed, the site would send a large amount of stormwater into his property and the properties of his neighbors. He reported that the area behind his home retained water due to poorly designed storm drains. He complained that the City had ignored his complaints about the issue.

Mr. Donathan argued that the current owners have not maintained the property, and that a new owner should be required to do so.

Mr. Donathan discussed drainage issues from 23 years ago along Pool Avenue and Damian Street.

Mr. Donathan argued that the stormwater for the development would flood his basement when the retention area overflows.

Mr. Donathan argued that Mr. Hammes should have rejected this proposal due to his stormwater concerns.

Mr. Donathan suggested that he could buy one of these homes for $200,000 and rent it out as an Air BNB. He argued that no one would pay that much for homes near the airport and Tackett Trees.

Mr. Donathan stated that he wanted this development stopped. He stated that his petition featured over 30 signatures, and that he had prevented spouses and children from signing – one signature per address only.

Mr. Donathan argued that the Homeowners' Association would become bankrupt, and that kids could drown in the retention areas if no one maintains the site.

Mr. Donathan argued that he has an ownership interest in the fifty-foot area behind his house, because he had maintained it for fifty years.

Mr. Donathan asked for nice homes on the property, preferring homes that would sell for $450,000.

Stepping away from the podium, Mr. Donathan encouraged the audience to sign the petition.

Hearing no further comments, Ms. Cox closed the public meeting.

Mr. Plant asked the applicant to address the stormwater concerns. Mr. Smith replied that he expected some concern from adjacent property owners about the stormwater. In general, his company intends to improve the site and the stormwater flow within the area. He introduced his engineer to address the details of their proposal.

Mr. Ryan Lefeld, with Choice One Engineering, addressed the Commission. The retention ponds proposed are there for stormwater management and treatment. The requirement is that stormwater is analyzed both before and after the proposed development, and that the development cannot release more stormwater than the current level of the site.

Mr. Lefeld reported that the development has to follow normal downstream flow for stormwater, and that no drainage can be directed into neighboring backyards or other properties.

Mr. Hussong asked about the Carriage Hills development in Huber Heights. Mr. Smith replied that his company had done a small part of that development.

Mr. Plant asked for clarification about the stormwater. Mr. Lefeld replied that stormwater may currently run over the ground into adjacent properties. Once the development is in place, water that comes from the development would be directed to the proposed ponds, which would then outlet into the storm sewer system. The storm water that normally goes into backyards would be intercepted before it reaches adjacent properties.

Ms. Cox asked if the roadway design would impact stormwater. Mr. Hammes replied that the roadways would be public roadways, and as such they would need to comply with City and Ohio EPA standards for stormwater. Mr. Lefeld added that the City has additional standards in their Stormwater Protection Plan that would govern the site.

Mr. Graham added that the roadways were designed to be wider than standard. Mr. Cron confirmed this, noting that the 37' width proposed is six feet wider than the usual 31' standard.

Mr. Plant expressed concern about the traffic flow within the development, noting that the design of the site may result in on-street parking that could restrict traffic flow.

Hearing no further comments, Ms. Cox moved on to the Review Criteria.

Planned Unit Development District Review Criteria

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

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

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

The Planning Commission agreed with the staff comment by a vote of 3-0.

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

Staff Comment: Staff feels that the proposed Planned Unit Development, in its current form, is consistent with the City's goals and policies. Staff notes that any inconsistencies with the Comprehensive Plan are justified given current conditions in the vicinity.

The Planning Commission agreed with the staff comment by a vote of 3-0.

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

Staff Comment: Staff feels that the proposed Planned Unit Development is necessary to accommodate the style of home intended for this site. The detached townhome-style structures proposed would not be feasible in a standard zoning district.

The Planning Commission agreed with the staff comment by a vote of 3-0.

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

Staff Comment: Staff feels that the site has adequate access to transportation, utilities, and other required public services.

Mr. Plant and Ms. Cox agreed with the staff comment. Mr. Hussong disagreed. The Planning Commission agreed with the staff comment by a vote of 2-1.

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

Staff Comment: Given the location and nature of the proposed development, Staff feels that the proposed development complies with this review criterion.

The Planning Commission agreed with the staff comment by a vote of 3-0.

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

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

Mr. Hammes noted that the project is required to have no negative impact on the vicinity with regards to storm water management, and that the staff comment reflects that requirement.

The Planning Commission agreed with the staff comment by a vote of 3-0.

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

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

The Planning Commission agreed with the staff comment by a vote of 3-0.

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

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

The Planning Commission agreed with the staff comment by a vote of 3-0.

Preliminary Plan Review Criteria

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

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

Staff Comment: Staff feels that the proposed Planned Unit Development, in its current form, is consistent with the City's goals and policies. Staff notes that any inconsistencies with the Comprehensive Plan are justified given current conditions in the vicinity.

The Planning Commission agreed with the staff comment by a vote of 3-0.

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

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

The Planning Commission agreed with the staff comment by a vote of 3-0.

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

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

Ms. Cox agreed with the staff comment. Mr. Hussong and Mr. Plant disagreed. The Planning Commission disagreed with the staff comment by a vote of 2-1.

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

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

The Planning Commission agreed with the staff comment by a vote of 3-0.

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

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

The Planning Commission agreed with the staff comment by a vote of 3-0.

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

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

The Planning Commission agreed with the staff comment by a vote of 3-0.

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

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

The Planning Commission agreed with the staff comment by a vote of 3-0.

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

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

The Planning Commission agreed with the staff comment by a vote of 3-0.

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

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

The Planning Commission agreed with the staff comment by a vote of 3-0.

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

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

The Planning Commission agreed with the staff comment by a vote of 3-0.

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

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

Mr. Hussong asked for clarification on review criterion K. Mr. Hammes replied that the review criteria apply to all PUD proposals, regardless of type. Mr. Hussong noted that a business use would create more stormwater issues than the proposed residential use. Mr. Hammes confirmed that the aggregate stormwater from the site must be maintained or improved by the new use, whatever that new use might be.

Mr. Hussong and Ms. Cox agreed with the staff comment. Mr. Plant disagreed. The Planning Commission agreed with the staff comment by a vote of 2-1.

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

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

The Planning Commission agreed with the staff comment by a vote of 3-0.

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

Staff Comment: As no standalone parking lots or vehicular use areas are proposed, Staff feels that this review criterion does not apply. Guest parking spaces provided along common areas meet the code's requirements for such parking spaces.

Mr. Hammes noted that the only additional parking proposed in this development would be street parking at the center of the development (near the cluster mailboxes), along the northwest cul-de-sac, and at the tot lot.

The Planning Commission agreed with the staff comment by a vote of 3-0.

Recommendation

Ms. Cox reported that Staff recommended Approval of the proposed Planned Unit Development for the Towns at Cassel Grove. Mr. Hussong made a motion to recommend approval. Mr. Plant seconded.

By a vote of 3-0, the Planning Commission recommended **Approval** of the proposed Planned Unit Development.

Ms. Cox reported that Staff recommended Approval of the proposed Preliminary Plan for the Towns at Cassel Grove. Mr. Hussong made a motion to recommend approval. Mr. Plant seconded.

By a vote of 3-0, the Planning Commission recommended **Approval** of the proposed Preliminary Plan.

Ms. Cox noted that the recommendations of the Commission would next be reviewed at the Council Study Session on Monday, July 21st, 2025.

Mr. Donathan stepped to the podium and began to speak. Ms. Cox stated that the public portion of the meeting had closed. Mr. Donathan handed his petition to the chair, and reported that the City would be hearing from his attorney.

New Business – PC 25-0009 – Rezoning – 3675 Wyse Road

Mr. Hammes introduced Case PC 25-0009. Richard Drake, of Drake Architecture, on behalf of R&R Takhar Oil Company, requests a change of zoning as previously established by the Zoning Ordinance of the City of Vandalia. The request involves three parcels totaling 5.219 acres +/-, located at 3675 Wyse Road in the City of Vandalia. As proposed, the subject properties would be rezoned from the O/IP - Office / Industrial Park district to the I – Industrial and HB – Highway Business districts.

Mr. Hammes explained that R&R Takhar Oil Company, a current Vandalia business, wished to consolidate its operations onto one property. They propose a new corporate office building, a fueling station with convenience retail, and a truck facility to maintain the company's fleet of fuel trucks.

Mr. Hammes added that the fueling station use would require Highway Business zoning, while the truck facility would require Industrial zoning.

Mr. Hammes described the surrounding zoning as a blend of I – Industrial and O/IP – Office / Industrial Park districts. The proposed Industrial zoning would fit well with the industrial parcels in the vicinity. Highway Business zoning is not present, but the location of the site near I-75 makes an HB zoning reasonable for this site.

Mr. Hussong asked about the volume of trucks stored at and serviced by the proposed truck facility. Mr. Hammes replied that the applicant was present and would be able to provide that information.

Mr. Hussong asked about access to the site. Mr. Hammes explained that there would be two curb cuts for the office parcel and one each for the truck facility and fueling station. An additional point of access may be established between the adjacent property and the fueling station, but that that arrangement would be negotiated between the two property owners.

Ms. Cox invited the applicant to the podium.

Mr. Richard Drake, of Drake Architecture, spoke on behalf of the applicant. In response to Mr. Hussong, Mr. Drake reported that Takhar Oil operates 50 vehicles servicing over 75 fueling stations. 8 to 10 trucks would be stored on this property at any one time.

Mr. Drake explained that the company needs additional office space to bring their entire operation together on one property. The fueling station would be a test store where they can showcase their operations and try new things.

Mr. Drake noted that he had lived in the area for years, and that he was surprised that this property had remained vacant for so long. This parcel is a natural fit for the proposed use, and a fueling station on this side of the highway would be successful.

Mr. Hussong asked if the flow of traffic at this site would be similar to the company's existing site. Mr. Drake confirmed that it would.

Ms. Cox asked if the area was already saturated with fuel stations. Mr. Drake replied that there were only three fueling stations in the vicinity, and none of them were on this side of the highway.

Hearing no further comments, Ms. Cox closed the public portion of the meeting.

Zoning Map Amendment Review Criteria

Recommendations and decisions on zoning map amendment applications shall be based on consideration of the following review criteria. Not all criteria may be applicable in each case, and each case shall be determined on its own facts.[1]

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

Staff Comment: Staff feels that the proposed rezoning furthers the purposes of the code.

The Planning Commission agreed with the staff comment by a vote of 3-0.

[1] Vandalia Zoning Code, Section 1214.07(d) – Zoning Map Amendment Review Criteria

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

Staff Comment: Staff feels that the proposed rezoning is consistent with the City's goals and policies generally, and that it is not inconsistent with the Comprehensive Plan.

The Planning Commission agreed with the staff comment by a vote of 3-0.

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

Staff Comment: Staff feels that the proposed rezoning is necessary due to changing conditions, namely the long-planned expansion of commercial uses along the Benchwood Road corridor.

The Planning Commission agreed with the staff comment by a vote of 3-0.

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

Staff Comment: Staff feels that the proposed rezoning complies with this review criteria.

The Planning Commission agreed with the staff comment by a vote of 3-0.

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

Staff Comment: Staff feels that the proposed rezoning complies with this review criteria.

The Planning Commission agreed with the staff comment by a vote of 3-0.

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

Staff Comment: Staff feels that the proposed rezoning complies with this review criteria.

The Planning Commission agreed with the staff comment by a vote of 3-0.

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

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

The Planning Commission agreed with the staff comment by a vote of 3-0.

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

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

The Planning Commission agreed with the staff comment by a vote of 3-0.

Recommendation

Ms. Cox reported that Staff recommended Approval of the proposed rezoning from the O/IP – Office / Industrial Park district to the HB – Highway Business and I – Industrial districts, respectively. Mr. Plant made a motion to recommend approval. Mr. Hussong seconded.

By a vote of 3-0, the Planning Commission recommended **Approval** of the proposed rezoning.

Ms. Cox noted that the recommendations of the Commission would next be reviewed at the Council Study Session on Monday, July 21st, 2025.

New Business – PC 25-0010 – Conditional Use (Truck Facility) – 3675 Wyse Road

Mr. Hammes introduced Case PC 25-0010. Richard Drake, of Drake Architecture, on behalf of R&R Takhar Oil Company, requests Conditional Use approval for a Truck Facility in the I – Industrial district. The request involves two parcels totaling 1.814 acres +/-, located at 3675 Wyse Road in the City of Vandalia.

Mr. Hammes explained that the project involves a truck facility at the north end of the site. Truck facilities are conditional uses in the I – Industrial district. He noted that this particular truck facility would only service trucks owned by the company itself, and would not be open to the public as such.

Mr. Hammes added that there would be no amenities provided for truck drivers. The 9,000 square foot structure would be used for maintenance and repair of trucks.

Mr. Hammes pointed out that the applicant would need to improve Homestretch Road by widening the west side of the road to meet the requirements of the Thoroughfare Plan.

Mr. Hammes reported that Staff recommended three conditions. These were listed as follows:

1. No conditional use approval shall be effective for this site until the effective date of legislation approving the rezoning of this site to the I – Industrial district.

2. All parcels upon which the proposed conditional use shall be conducted must be consolidated before any building permit is issued for this site.

3. All required roadway improvements shall be completed to the standards of, and under the supervision of, the Director of Public Service.

Mr. Hammes explained that these conditions were not unusual for a facility of this type. Condition 1 requires that the site be rezoned to Industrial before the conditional use goes into effect. Condition 2 would require that the two parcels set aside for this use be combined. Condition 3 requires that all roadway improvements be installed according to the Director of Public Service's standards.

Mr. Richard Drake returned to the podium to speak on behalf of the applicant. He explained that the facility would have a small break room and restrooms for employees working on trucks, but will otherwise have no amenities for drivers.

Mr. Hammes pointed out that the plan included no provisions for large fuel tanks or equipment for loading fuel into the company's fuel tanker trucks. Mr. Drake confirmed that there would be no fuel products stored on-site. He added that any fuel trucks stored on-site would be stored empty.

Hearing no further questions, Ms. Cox closed the public portion of the meeting.

Ms. Cox noted that the current application is a much better use than previous proposals for this property.

Conditional Use Permit Criteria

Ms. Cox read the conditional use permit criteria into the record. The Planning Commission shall not recommend in favor of an application for a conditional use permit unless it finds the following:

(1) The establishment, maintenance, or operation of the conditional use would not be detrimental to or endanger the public health, safety, morals or general welfare;

Staff Comment: Given that this facility would not be open to the public, Staff feels that the use would meet this criterion as proposed.

The Planning Commission agreed with the staff comment by a vote of 3-0.

Conditional Use Permit Criteria (Cont'd)

(2) The conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, or will not substantially diminish and impair property value within the neighborhood;

Staff Comment: Staff feels that the conditional use would not be injurious to the use and enjoyment of other property in the vicinity, nor would property values be negatively impacted.

The Planning Commission agreed with the staff comment by a vote of 3-0.

(3) The establishment of the conditional use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district;

Staff Comment: The proposed conditional use does not appear likely to impede the development or improvement of any surrounding property.

The Planning Commission agreed with the staff comment by a vote of 3-0.

(4) Adequate utilities, access roads, drainage and other necessary facilities have been or are being provided;

Staff Comment: The proposal includes provisions for adequate utilities, drainage, roadway improvements, and other necessary facilities.

The Planning Commission agreed with the staff comment by a vote of 3-0.

(5) Adequate measures have been or will be taken to provide ingress and egress so designed to minimize traffic congestion in the public streets;

Staff Comment: The design of the site provides appropriate access to and from Homestretch Road. The proposed conditional use is not expected to significantly impact traffic conditions on either roadway.

The Planning Commission agreed with the staff comment by a vote of 3-0.

(6) The conditional use will be located in a district where such use is permitted and that all requirements set forth in this code and applicable to such conditional use will be met.

Staff Comment: Staff feels the conditional use will be located in a district where such use is conditionally permitted, and all requirements set forth in the code applicable to this use have been or will be met.

The Planning Commission agreed with the staff comment by a vote of 3-0.

Recommendation

Ms. Cox reported that Staff recommended **approval** for the proposed conditional use of a Truck Facility in the I – Industrial district with the following conditions:

1. No conditional use approval shall be effective for this site until the effective date of legislation approving the rezoning of this site to the I – Industrial district.

2. All parcels upon which the proposed conditional use shall be conducted must be consolidated before any building permit is issued for this site.

3. All required roadway improvements shall be completed to the standards of, and under the supervision of, the Director of Public Service.

Mr. Plant made a motion to recommend approval of the proposed conditional use, with the conditions as laid out by Staff. Mr. Hussong seconded the motion.

By a vote of 3-0, the Planning Commission recommended **Approval** of the proposed conditional use permit with three conditions.

Ms. Cox noted that the recommendations of the Commission would next be reviewed at the Council Study Session on Monday, July 21st, 2025.

Communications

Mr. Hammes noted that the reorganizational meeting would be held at the first meeting with all five members present - including a new member who would fill the current vacancy. Mr. Hammes also wished Mr. Arnold a speedy recovery.

Mr. Hammes confirmed that the July 22nd meeting had been cancelled for lack of an agenda. He added that he expected to have at least one application for the meeting on August 12th.

Mr. Hammes reminded the Commission of the joint Planning Commission / BZA training scheduled for July 29.

Mr. Hammes (belatedly) welcomed Mr. Hussong to the Planning Commission, and thanked him for volunteering to serve.

Adjournment

Ms. Cox asked for a motion to adjourn. Mr. Hussong made the motion. Mr. Plant seconded the motion. The vote passed 3-0.

Mr. Atkins adjourned the meeting at 8:40 p.m.

_____

Acting Chairperson

The attached petition was hand-delivered to Chairwoman Kristin Cox during the July 8th, 2025 meeting of the Vandalia Planning Commission.

The petition consisted of three pages and is included in its entirety.

Michael Hammes, AICP
City Planner

The following Petition Residence signatures "oppose The "Rezoning of 600. Corporate Center Drive Vandalia, Ohio 45377". Case PC 25-0008

From "Business District with restrictions" to a "Townhouse Complex" of two (2) story single homes. They will be made of woodsiding. If they are not sold, they will be used as "Rentals". The plan calls for 72 units as well as a retention pond. All of that to be built on ~~Eleven~~ fourteen (14) acres. Currently "24" homes and "3" businesses are on approximately "30" acres adjoining this "opposed plan". Lots for the units will be so small, on "1/4" (one quarter) acres. Or less!

We the undersigned request the "Planning Commission" to vote "NO" on the rezoning of 600 Corporate Center Drive."

Name	Address	Signature
Jenna Lewis	533 Damian	Jenna Lewis
Jeff Zimmerman	609 Damian St	
[illegible]	703 Damian St	
Suzanne McCray	709 Damian St	Suzanne McCray
Donald P. Schreier	721 Damian St	
Jordan Bratton	3315 Hartlein Lane	
Brian Wert	3343 Hartlein Ln	

Name	Address	Signature
Barbara Gentry	1106 Pool Ave Vandalia OH	Barbara Gentry
Douglas Ray Plyman	621 Damian St	Douglas Plyman
Enchia Cash	527 Damian st.	
GREG MARSHALL	603 DAMIAN ST	
Bradley Frank	1105 Pool AVE	
Micah S. Mullinix	521 Damian St	
Micah I Starks	3271 Hottenlane	
Corey Main	9248 peters pike	
Steve Baughman	508 Damian St.	
TRISHA CORTES	1084 POOL AVE	
DONNA BUCKNER	574 DAMIAN ST	
Jiles Lovedahl	1077 Pool AVe	
KELLY MARTIN	1072 POOL AVE	
JEFF HEINRICH	1064 POOL AVE	
MICHELLE ARBAN	1053 POOL AVE	
Melissa Rambo	1061 POOL AVE	
DALE W. LUKENS	808 DAMIAN ST.	
Luis & Kelly Bolivar	520 Damian St	
Mitchell N Jackson	526 Damian	
Cathy Donathan	515 Damian St	
[illegible]	1072 ROMANUS DR.	
Sharon King	802 Damiond	

Petition

N

Additional signatures of residences who oppose rezoning of 600 Corporate Center Drive.
Case Number PC 25-0008

Name	Address	Signature
John Avvi	1072 MALCOLM D.	John Avvi
ED BURKE	2337 UPPER TRENT	Ed Burke

CITY OF VANDALIA

MONTGOMERY COUNTY, OHIO

ORDINANCE 25-20

AN ORDINANCE REZONING 5.219 ACRES OF LAND LOCATED AT 3675 WYSE ROAD FROM OFFICE / INDUSTRIAL PARK (O/IP) TO HIGHWAY BUSINESS (HB) AND INDUSTRIAL (I) AND AMENDING THE ZONING MAP OF THE CITY

WHEREAS, Ministry Partners Investment Company, LLC, owns certain property totaling 5.219 acres located at 3675 Wyse Road and described by the Mongomery County Auditor by parcel numbers B02 01205 0012, 0013, and 0014 (The Property); and

WHEREAS, the Property is zoned Office / Industrial Park (O/IP); and

WHEREAS, The Applicant, R&R Takhar Oil Company, wishes to establish a fueling station and corporate office at the south end of the site, requiring Highway Business zoning, and a truck repair facility at the north end which would require the Industrial zoning; and

WHEREAS, On July 8th, 2025, the Planning Commission held a public hearing to review the proposal, after which they voted 3-0 to recommend approval of the rezoning of 5.219 acres of property from Office / Industrial Park to Highway Business (HB) and Industrial (I); and

WHEREAS, Council has given due consideration of the Planning Commission recommendation, the comprehensive plan, and ordinances of the City;

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

Section 1. The request to rezone 5.219 acres of property from Office / Industrial Park to Highway Business (HB) and Industrial (I) is hereby approved, and the City's Zoning Map shall be amended to reflect such change as follows:

Parcel B02 01205 0012 (0.914 Acres) – Rezoned from O/IP to Industrial (I)
Parcel B02 01205 0013 (0.900 Acres) – Rezoned from O/IP to Industrial (I)
Parcel B02 01205 0014 (3.523 Acres) – Rezoned from O/IP to Highway Business (HB)

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

Passed this 2nd day of September, 2025.

APPROVED:

_____
Richard Herbst, Mayor

ATTEST:

_____
Kurt E. Althouse
Clerk of Council

Planning Commission
July 8, 2025

Study Session July 21, 2025
Council Meeting August 18, 2025

MEMORANDUM

TO: Kurt Althouse, City Manager
FROM: Michael Hammes, AICP, City Planner
DATE: July 14th, 2025
SUBJECT: **PC 25-0009** – Rezoning – 3675 Wyse Road

General Information

Applicant:	Richard Drake Drake Architecture 189 Preakness Ct. Vandalia, Ohio 45377
Owner:	Ministry Partners Investment Company, LLC 915 W Imperial Highway, Suite 200 Brea, CA 92821
Existing Zoning:	Office / Industrial Park (O/IP)
Proposed Zoning:	Industrial (I) – Parcels 0012 and 0013 Highway Business (HB) – Parcel 0014
Location:	3675 Wyse Road
Parcels:	B02 01205 0012 B02 01205 0013 B02 01205 0014
Previous Case(s):	None[1]
Requested Action:	Recommendation to City Council
Exhibits:	1 - Application / Owner Letter 2 - Site / Landscape Plan

[1] A previous conditional use was approved for this property on May 21, 2018 (via Case PC 18-12) for a warehouse. When the initial approval expired, a new conditional use was approved on March 4, 2019 (via Case PC 19-04) for a truck facility. Both conditional uses, for a truck facility and warehouse, have since lapsed. A later proposal seeking conditional use approval for a hotel (PC 24-01) was denied. This application is unrelated to any previous approval.

Application Background

Richard Drake, of Drake Architecture, on behalf of R&R Takhar Oil Company, requests a change of zoning as previously established by the Zoning Ordinance of the City of Vandalia. The request involves three parcels totaling 5.219 acres +/-, located at 3675 Wyse Road in the City of Vandalia. As proposed, the subject properties would be rezoned from the O/IP - Office / Industrial Park district to the I – Industrial and HB – Highway Business districts.

3675 Wyse Road is a vacant property at the corner of Wyse and Homestretch Roads. The applicant, a current Vandalia business with operations on Poe Avenue, wishes to consolidate their operations onto one property.

As proposed, this property would be developed for three distinct but complimentary uses. Parcel 0014, at the south end of the site, would be divided into two parcels. The western parcel would be a fueling station with convenience retail, while the eastern parcel would house a new corporate office. Parcels 0012 and 0013, at the north end of the site, would be combined to house a newly built Truck Facility. This facility would service the company's own vehicles and would not be open to the public.

The fueling station use is not permitted in the current O/IP zoning district, so the applicant requests a rezoning to HB – Highway Business for Parcel 0014. For Parcels 0012 and 0013, the applicant requests a rezoning to I – Industrial to allow for the approval of a truck facility.[2]

Surrounding Zoning / Uses

3675 Wyse Road is located along the Benchwood Road / Wyse Road corridor. The surrounding businesses are primary commercial in character. Notable businesses in the vicinity include Sunbelt Rentals to the east, Pratt Industries to the north, and various businesses along the Poe-Wyse Connector to the south.

Direction	Existing Use Type
North	Commercial, Industrial
South	Commercial
East	Industrial
West	Commercial

Surrounding zoning districts are as follows:

Direction	District
North	Office / Industrial Park (O/IP), Industrial (I)
South	Office / Industrial Park (O/IP), Industrial (I)
East	Industrial (I)
West	Office / Industrial Park (O/IP)

[2] The applicant has filed a concurrent application for Conditional Use approval. See PC 25-0010.

Comprehensive Plan

The 2020 Comprehensive Plan lists this area as "Community Commercial".[3] Given the proximity to the highway and the Poe-Wyse corridor, the proposed HB zoning would be consistent with that designation.

The proposed Industrial zoning would be consistent with the Industrial Innovation areas to the north and east. Given the proximity of this parcel to those areas, and the surrounding profile of industrial districts, an Industrial parcel at this location is reasonable.

Other Considerations

Fueling stations are not permitted unless the roadway serving the site is classified as an arterial or higher in the Vandalia Thoroughfare Plan. In this instance, Wyse Road east of Interstate 75 is listed as a collector. This designation is currently under review (unrelated to this application), and several sources already list Wyse Road as an arterial roadway.

Given those designations, and the fact that Wyse Road is a six-lane road that meets the design standard of an Arterial roadway, this review treats it as such.

Review and Recommendation

Zoning Map Amendment Review Criteria

Recommendations and decisions on zoning map amendment applications shall be based on consideration of the following review criteria. Not all criteria may be applicable in each case, and each case shall be determined on its own facts.[4]

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

Staff Comment: Staff feels that the proposed rezoning furthers the purposes of the code.

The Planning Commission agreed with the staff comment by a vote of 3-0.

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

Staff Comment: Staff feels that the proposed rezoning is consistent with the City's goals and policies generally, and that it is not inconsistent with the Comprehensive Plan.

[3] City of Vandalia Comprehensive Plan, Page 55.
[4] Vandalia Zoning Code, Section 1214.07(d) – Zoning Map Amendment Review Criteria

The Planning Commission agreed with the staff comment by a vote of 3-0.

Review Criteria (Cont'd)

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

Staff Comment: Staff feels that the proposed rezoning is necessary due to changing conditions, namely the long-planned expansion of commercial uses along the Benchwood Road corridor.

The Planning Commission agreed with the staff comment by a vote of 3-0.

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

Staff Comment: Staff feels that the proposed rezoning complies with this review criteria.

The Planning Commission agreed with the staff comment by a vote of 3-0.

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

Staff Comment: Staff feels that the proposed rezoning complies with this review criteria.

The Planning Commission agreed with the staff comment by a vote of 3-0.

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

Staff Comment: Staff feels that the proposed rezoning complies with this review criteria.

The Planning Commission agreed with the staff comment by a vote of 3-0.

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

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

The Planning Commission agreed with the staff comment by a vote of 3-0.

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

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

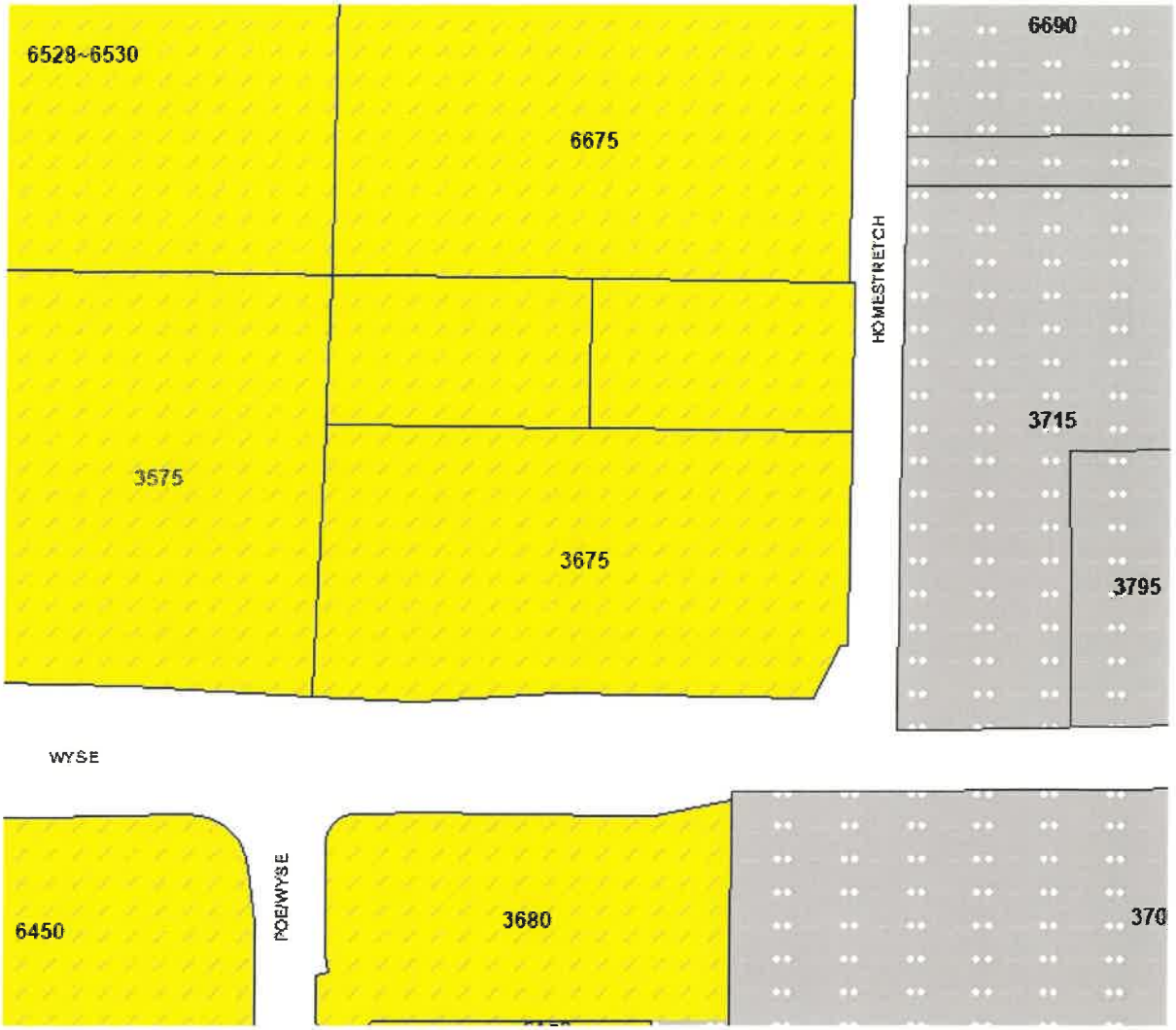
The Planning Commission agreed with the staff comment by a vote of 3-0.

Recommendation

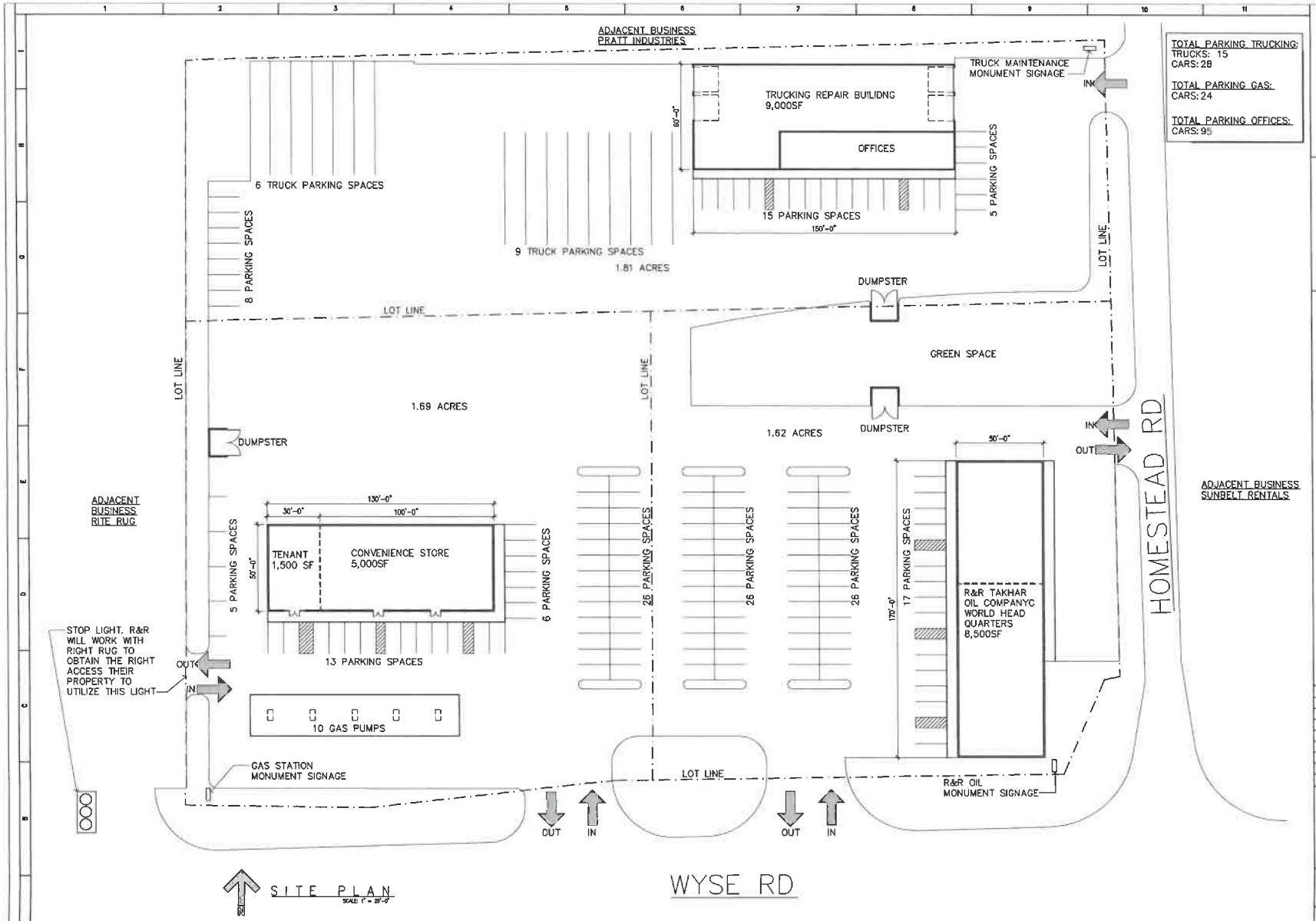
At its regular meeting of July 8th, 2025, the Planning Commission voted 3-0 to recommend **approval** of the proposed rezoning from the O/IP – Office / Industrial Park district to the HB – Highway Business and I – Industrial districts.

The recommendation of the Planning Commission on both items is hereby forwarded to Council for their consideration.

Vicinity Map – 3675 Wyse Road



Zoning Map – 3675 Wyse Road



TOTAL PARKING TRUCKING:
TRUCKS: 15
CARS: 28

TOTAL PARKING GAS:
CARS: 24

TOTAL PARKING OFFICES:
CARS: 95

R&R HEAD QUARTERS

3669 WYSE RD
VANDALIA, OH

R&R Takhar Oil Co.

No.	Revisions/Submissions	Date
0	ZONING SUBMITTAL	08/13/2025

DRAKE architecture
ARCHITECTURE | DESIGN
159 Presidential Ct | Vandalia OH 45377

Drawing Title: SITE PLAN

Seal: STATE OF OHIO RICHARD DRAKE 14973 REGISTERED ARCHITECT

Drawn: RRD
Checked: RRD
Project No.:
Drawing No.: CS

© 2025 DRAKE ARCHITECTURE LLC

1 OVERALL SITE PLAN

R&R HEAD QUARTERS

3689 WYSE RD
VANDALIA, OH

R&R
Takhar Oil Co.

No.	Revisions/Submissions	Date
0	ZONING SUBMITTAL	06/13/2025

DRAKE architecture
ARCHITECTURE | DESIGN
159 Pinehaven Ct | Vandalia OH 45377

Drawing Title
RENDERINGS

Seal
STATE OF OHIO
RICHARD DRAKE
14973
REGISTERED ARCHITECT

Drawn RRD
Checked RRD
Project No.
Drawing No. A1

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1 R&R TAKHAR OIL COMPANY HEADQUARTERS

R&R HEAD QUARTERS

3669 WYSE RD
VANDALIA, OH

Takhar Oil Co.

No.	Revisions/Submissions	Date
0	ZONING SUBMITTAL	08/13/2025

DRAKE architecture
ARCHITECTURE | DESIGN
188 Pinekness Ct. | Vandalia OH 45377

Drawing Title
RENDERINGS

Seal: STATE OF OHIO RICHARD DRAKE 14973 REGISTERED ARCHITECT

Drawn: RRD
Checked: RRD
Project No.
Drawing No. A2

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1 R&R TAKHAR OIL COMPANY HEADQUARTERS

R&R HEAD QUARTERS

3589 WYSE RD
VANDALIA, OH

R&R
Takhar Oil Co.

No.	Revisions/Submissions	Date
0	ZONING SUBMITTAL	/13/2025

DRAKE architecture
ARCHITECTURE | DESIGN
189 Preskness Ct | Vandalia OH 45377

Drawing Title
RENDERINGS

STATE OF OHIO RICHARD DRAKE 14973 REGISTERED ARCHITECT

Drawn RRD
Checked RRD
Project No.
Drawing No. A3

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1 R&R TAKHAR OIL COMPANY HEADQUARTERS

R&R HEAD QUARTERS

3868 WYSE RD
VANDALIA, OH

R&R Takhar Oil Co.

No.	Revisions/Submissions	Date
0	ZONING SUBMITTAL	08/13/2025

DRAKE architecture
ARCHITECTURE | DESIGN
169 Preakness Ct | Vandalia OH 45377

Drawing Title
RENDERINGS

Seal: STATE OF OHIO RICHARD DRAKE 14973 REGISTERED ARCHITECT

Drawn: RRD
Checked: RRD
Project No.
Drawing No.: A4

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1 R&R TAKHAR OIL COMPANY HEADQUARTERS

R&R HEAD QUARTERS

3669 WYSE RD
VANDALIA, OH

Takhar Oil Co.

No.	Revisions/Submissions	Date
0	ZONING SUBMITTAL	06/13/2025

DRAKE architecture
ARCHITECTURE | DESIGN
189 Pinehurst Ct. | Vandalia, OH 45377

Drawing Title
RENDERINGS

Seal
STATE OF OHIO
RICHARD DRAKE
14973
REGISTERED ARCHITECT

Drawn RRD
Checked RRD
Project No.
Drawing No. A5

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1 GAS PUMPS AND CONVENIENCE STORE

R&R HEAD QUARTERS

3569 WYSE RD
VANDALIA, OH

R&R
Takhar Oil Co.

No.	Revisions/Submissions	Date
0	ZONING SUBMITTAL	08/13/2025

DRAKE architecture
ARCHITECTURE | DESIGN
189 Preakness Ct | Vandalia OH 45377

Drawing Title
RENDERINGS

Seal
STATE OF OHIO RICHARD DRAKE 14973 REGISTERED ARCHITECT

Drawn RRD
Checked RRD
Project No.
Drawing No. A6

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1 GAS PUMPS AND CONVENIENCE STORE

R&R HEAD QUARTERS

3669 WYSE RD
VANDALIA, OH

R&R
Takhar Oil Co.

No.	Revisions/Submissions	Date
0	ZONING SUBMITTAL	08/13/2025

DRAKE architecture
ARCHITECTURE | DESIGN
169 Freeness Ct. | Vandalia OH 45377

Drawing Title
RENDERINGS

Seal: STATE OF OHIO RICHARD DRAKE 14973 REGISTERED ARCHITECT

Drawn: RRD
Checked: RRD
Project No.
Drawing No. A7

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1 TRUCKING MAINTENANCE BUILDING/OFFICES

R&R HEAD QUARTERS

3669 WYSE RD
VANDALIA, OH

R&R
Takhar Oil Co.

No.	Revisions/Submissions	Date
0	ZONING SUBMITTAL	08/13/2025

DRAKE architecture
ARCHITECTURE | DESIGN
189 Preakness Ct | Vandalia OH 45377

Drawing Title
RENDERINGS

Seal
STATE OF OHIO RICHARD DRAKE 14973 REGISTERED ARCHITECT

Drawn RRD
Checked RRD
Project No.
Drawing No. A8

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1 TRUCKING MAINTENANCE BUILDING/OFFICES

R&R HEAD QUARTERS

3669 WYSE RD
VANDALIA, OH

R&R
Takhar Oil Co.

0	ZONING SUBMITTAL	08/13/2025
Revision	Revisions/Submissions	Date

DRAKE
architecture
ARCHITECTURE | DESIGN
189 Preakness Ct. | Vandalia OH 45377

Drawing Title
RENDERINGS

Seal
STATE OF OHIO
RICHARD R. DRAKE
14973
REGISTERED ARCHITECT

Drawn RRD
Checked RRD
Project No.
Drawing No. A9

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MIDDLETOWN OHIO

MIDDLETOWN OHIO

EATON OHIO

SYDNEY OHIO

SIDNEY OHIO

1 RECENT FUELING STATION PROJECTS

R&R HEAD QUARTERS

3669 WYSE RD
VANDALIA, OH

R&R
Takhar Oil Co.

REVISIONS		
0	ZONING SUBMITTAL	08/13/2025
	Revisions/Submissions	Date

DRAKE architecture
ARCHITECTURE | DESIGN
159 Pleasant St. | Vandalia OH 45377

Drawing Title
PROJECT PICTURES

Seal: STATE OF OHIO RICHARD DRAKE 14973 REGISTERED ARCHITECT
EXPIRES 12/31/2025

Drawn: RRD
Checked: RRD
Project No.
Drawing No. A10

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Minutes of the City of Vandalia Planning Commission
July 8, 2025

Members Present:	Ms. Kristin Cox, Mr. Lucious Plant, Mr. Bob Hussong
Members Absent:	Mr. Dave Arnold
Staff Present:	Michael Hammes, City Planner Ben Graham, Zoning & Planning Coordinator Ben Borton, Director of Public Service Rob Cron, Assistant City Manager
Others Present:	Greg Thurman, John Seagraves, Rick Drake, Jovi Takhar, Boydon Boston, Steve Ponscheck, Ron Miller, Brian Wertz, Aaron Horn, Rob Smith, Ryan Lefeld, Trisha Cortes, Orlando Cortes, Don Donathan, Ed Burke, Missi Demoss, Nelson Demoss, David Whitlock

Call to Order

Ms. Cox called the meeting to order at 6:08 p.m.

Attendance

Ms. Cox noted that three members were present. Mr. Plant made a motion to excuse Mr. Arnold. Mr. Hussong seconded. The motion carried 3-0.

Approval of Minutes of the Planning Commission

Mr. Hussong made a motion to approve the May 13th, 2025 minutes. Mr. Plant seconded the motion. The motion carried 5-0.

Swearing in of Attendees Wishing to Speak at Meeting

The attendees were sworn in.

Old Business

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

New Business – PC 25-0007 – PUD Amendment and Preliminary Plan – Redwood Phase III

Mr. Hammes introduced Case PC 25-0007. Todd Foley, of POD Design, and on behalf of Redwood Vandalia, requests a Major Amendment to an existing Planned Unit Development and approval of a revised PUD Preliminary Plan. The request involves two parcels totaling 27.59 acres +/-, located along the east side of Webster Street at Park Center Drive in the City of Vandalia. If approved, the proposed amendment would facilitate the construction of 59 multi-family residential units as part of Phase III of the Redwood Vandalia development. The property is owned by Redwood Vandalia.

Mr. Hammes described the history of the Redwood Vandalia PUD. He noted that the Redwood development was originally approved in 2019 as a mixed-use commercial and multi-family residential development. Phases I and II of the Redwood development feature 171 multi-family units. Phase I was completed in 2024, and Phase II is under construction.

Mr. Hammes explained that two additional parcels were set aside for commercial uses fitting the standards of the Office / Industrial Park district. Parcel 3, located south of Park Center Drive, was approved for an assisted living facility in 2022. That project was later cancelled. Redwood Vandalia now seeks to expand into a Phase III on this parcel.

Mr. Hammes discussed the proposed amendment to the Redwood Vandalia PUD. He explained that the applicant wished to add "Multi-Family Residential" as a permitted use on parcels 2 and 3. Because this change would increase the number of dwelling units in the development, it qualifies as a Major Amendment and requires Council approval. This change is the only change to the PUD standards proposed.

Mr. Hammes reviewed the revised Preliminary Plan for Phase III. He noted that the proposed residential buildings would be similar in architectural style and design to the homes built in Phases I and II. While the development would continue to primarily feature two-bedroom units, a limited number of one-bedroom and three-bedroom units are also included in the plan for Phase III. He also discussed signage along Park Center Drive, stating that a blade sign depicted in the proposal would be replaced by a permanent sign to comply with the City's signage regulations. Importantly, Mr. Hammes clarified that the current Preliminary Plan applies only to Parcel 3, and any future development of Parcel 2 would require a separate plan amendment.

Mr. Hammes discussed the Comprehensive Plan. He explained that the area was designated as "Neighborhood Commercial", owing to the proposed uses available at the time the plan was drafted. Had Phase III been proposed initially, rather than the assisted living facility or some related use, the site would have been designated "Medium Density Residential" to match the first two phases of the Redwood development. As such, the proposed Phase III is consistent with the goals of the plan, if not the specific designation.

Mr. Hammes reported that the development would be managed by Redwood as a rental community, so there would be no covenants or homeowners' association.

Mr. Hammes noted that the standards that applied to the initial phases of the development would apply to residential development in this area, with the exception of a required buffer area at the southwest end of Phases I and II (since that buffer already exists).

Mr. Hammes reported that construction was expected in late 2026, following the completion of Phase II. The proposed phasing plan for this site would see construction completed in 2028.

Mr. Hussong asked about the density of Phase III, referencing the number of dwelling units and the different unit sizes. Mr. Hammes replied that the preliminary plan refers to dwelling units in the aggregate, with the calculation of density taking only the raw number of units into account. The Final Plan approval would be where the applicant would need to show specific utility capacities and designs.

Ms. Cox opened the public portion of the meeting, and invited the applicant forward.

Mr. Greg Thurman of Redwood Vandalia addressed the Commission on behalf of the applicant. He confirmed that the number of bedrooms in Phase III would be the equivalent of 59 two-bedroom units, and that the number of one-bedroom units would balance out the number of three-bedroom units.

Mr. Thurman reported that Phase I was 99% leased, with a waiting list for Phases I and II. With the decline of assisted living facilities following the COVID pandemic, the Provision Living agreement had been cancelled. With parcel 3 now available, the expansion of the Redwood development is now a viable option on this site.

Ms. Cox asked about parcel 2, which would also be approved for multi-family residential uses if the amendment is approved. Mr. Thurman replied that there were no plans for a Phase IV at this time, due to the topography of the site. If a small development is proposed for that site in the future, amending the PUD now would remove the need to seek a second amendment at that time.

Hearing no further public comment, Ms. Cox closed the public portion of the meeting.

Review Criteria

Ms. Cox explained that the Commission would discuss the Preliminary Plan review criteria. Major amendments rely on the criteria for either preliminary or final plans, depending on the amendment in question, so only one set of criteria would be reviewed.

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

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

Staff Comment: Staff feels that the proposed Planned Unit Development, in its current form, is consistent with the City's goals and policies. Staff notes that any inconsistencies with the Comprehensive Plan are justified given current conditions in the vicinity.

The Planning Commission agreed with the staff comment by a vote of 3-0.

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

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

The Planning Commission agreed with the staff comment by a vote of 3-0.

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

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

The Planning Commission agreed with the staff comment by a vote of 3-0.

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

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

The Planning Commission agreed with the staff comment by a vote of 3-0.

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

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

The Planning Commission agreed with the staff comment by a vote of 3-0.

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

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

The Planning Commission agreed with the staff comment by a vote of 3-0.

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

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

The Planning Commission agreed with the staff comment by a vote of 3-0.

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

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

The Planning Commission agreed with the staff comment by a vote of 3-0.

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

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

The Planning Commission agreed with the staff comment by a vote of 3-0.

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

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

The Planning Commission agreed with the staff comment by a vote of 3-0.

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

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

The Planning Commission agreed with the staff comment by a vote of 3-0.

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

Staff Comment: While the proposed structures for this development are similar in style to the other homes built in Subarea C, Staff feels that the updated exteriors provide sufficient variety to comply with this review criterion.

The Planning Commission agreed with the staff comment by a vote of 3-0.

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

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

The Planning Commission agreed with the staff comment by a vote of 3-0.

Recommendation

Ms. Cox reported that Staff recommended Approval of the proposed Major Amendment to the Redwood Vandalia Planned Unit Development. Mr. Plant made a motion to recommend approval. Mr. Hussong seconded.

By a vote of 3-0, the Planning Commission recommended **Approval** of the proposed Major Amendment.

Ms. Cox reported that Staff recommended Approval of the proposed Preliminary Plan for Phase III of the Redwood Vandalia development. Mr. Hussong made a motion to recommend approval. Mr. Plant seconded.

By a vote of 3-0, the Planning Commission recommended **Approval** of the proposed Preliminary Plan.

Ms. Cox noted that the recommendations of the Commission would next be reviewed at the Council Study Session on Monday, July 21st, 2025.

New Business – PC 25-0008 – Planned Unit Development and Preliminary Plan Towns at Cassel Grove (600 Corporate Center Drive)

Mr. Hammes introduced Case PC 25-0008. Jeff Puthoff, P.E., of Choice One Engineering, on behalf of DR Horton, requests a change of zoning as previously established by the Zoning Ordinance of the City of Vandalia. The request involves one parcel totaling 14.494 acres +/- located at the south end of Corporate Center Drive in the City of Vandalia. As proposed, the subject property would be rezoned from the O - Office district to a Residential Planned Unit Development. The property is owned by the Hague Corporation.

Mr. Hammes described the proposed subdivision, noting that the 72 homes in this neighborhood would be a detached townhome design. This affords homeowners the advantages of a single-family lot, with rear and side yards, while still providing a unique townhome aesthetic.

Mr. Hammes discussed the history of the site, explaining that the parcel was one of the few parcels in the City with the O – Office zoning. The parcel had been zoned to O – Office several decades ago, with the intent of building an office building or office complex. No such development ever happened, and a large-scale office development is less likely in 2025 than it would have been in decades past. The owners of the property had identified this Medium-Density Residential development had been identified as a viable alternative use.

Mr. Hammes discussed the Airport Environs Overlay (AEO) as applied to this parcel. He noted that the parcel was south of the 70 DNL area, which would prevent the construction of Single-Family homes. The 65 DNL area, which encompasses almost the entire site, permits Single-Family Residential development of the type proposed. There are no issues with the AEO that would prevent the proposed development.

Mr. Hammes described the lot design. He reported that the proposed lots had a minimum width of 35 feet. This is larger than the lot width for attached townhomes (22'), but narrower than the typical width for single-family homes in the RSF-4 district (55').

Mr. Hammes noted that one lot at the northeast end of the site would be reserved for a model home.

Mr. Hammes described the proposed green space, noting that the entire site would have an open space buffer between this development and adjacent properties. There would also be a buffer between Phases I and II of the development. A small tot lot is reserved at the northwest end of the site. A 40-foot buffer would be preserved to the east, between this development and the homes on Damian Street.

Mr. Hammes discussed the density of the proposed development. He explained that the development would have 4.96 dwellings per acre. The Zoning Code requires single-family residential PUDs to have fewer than 6 dwellings per acre. Attached townhomes would need to meet the multi-family standard of 12 dwellings per acre, making this development less dense than the alternative.

Mr. Hammes described the roadways proposed for the development. The existing cul-de-sac at Corporate Center Drive would be removed in favor of two side streets with three cul-de-sacs. The Fire Division has reviewed the layout, and has no objections to the proposed design with regards to emergency access. All roads would be public right-of-way.

Mr. Hammes added that there would be no road connection to Pool Avenue. A pedestrian walkway would be provided at the north end of the site, connecting this development to the existing neighborhood to the east.

Mr. Hammes discussed the Comprehensive Plan. He explained that the area was designated as "Neighborhood Commercial" due to the O – Office zoning, and that all O – Office parcels in the City were designated as Neighborhood Commercial. In this case, the parcel does not have the interconnectivity or access to fit the intent of the Neighborhood Commercial designation, and the business types intended for that designation would not be viable on this property. Further, the proposed Medium Density Residential use would be consistent with the Medium Density Residential neighborhood to the east. In closing, Mr. Hammes stated his view that the proposed development was consistent with the goals and intent of the Comprehensive Plan if not the specific designation.

Mr. Hammes listed the permitted uses for the site. Single-Family Residential homes would only be permitted on the numbered building lots. Passive open space uses would be permitted on all lots in the development, and accessory uses would be permitted as required by the code.

Mr. Hammes discussed the development standards for the development. He explained that the building lots would be 35 feet in width with 25-foot front and rear yards. Side yards would be set at a minimum of 5.5 feet, which would create at least 10 feet of distance between homes. Open Space lots would have different standards, locking them into at least 1 acre in size. The tot lot would be a 55-foot lot, as proposed.

Mr. Hammes explained that single-family residential PUDs generally include requirements for different home styles and colors, in order to encourage variety in designs and break up monotony. All garages would be required to accommodate two vehicles. Architectural Standards not set by the PUD would default to the standards of the RSF-2 district.

Mr. Hammes discussed the remaining standards for the development. Several corner lots would be oriented to match adjacent homes, and any lots on curves would have their frontage measured at the setback line as is standard for cul-de-sac lots. Other standards not set by the PUD (such as lot design) would default to the standards of the RMF district, owing to the size of the lots proposed here.

Mr. Hussong acknowledged that living near an airport is something that residents in this area are used to dealing with.

Mr. Hussong expressed concern over access within the development, given that there is only one path in and out of the development. In the event of an emergency, residents who need to leave might not be able to get past emergency equipment and first responders.

Mr. Hammes replied that the code did not require a second exit, based on the level of traffic expected from the development. Further, he noted that the vicinity did not lend itself to an additional exit. Mr. Hussong replied that the site does need to be developed, but that he wanted to make sure the issue with access to and from the site was being reviewed. Mr. Hammes confirmed that staff would review that issue and identify alternatives.

Mr. Plant asked about the target buyer for these homes. Ms. Cox invited the applicant to the podium.

Mr. Rob Smith, with DR Horton, addressed the Commission as applicant. He thanked the Commission for considering the application. He described DR Horton as "America's Homebuilder", and noted that the company was excited to expand into Southwest Ohio. The company has built communities in Clayton, Xenia, New Carlisle, Huber Heights, and new communities in Troy and Butler Township.

Mr. Smith added that the company had been in Ohio for five years. His office, based in Cincinnati, serves the Cincinnati and Dayton markets. The company staffs its offices with local employees who know the area and are familiar with the local community.

Mr. Smith explained that their initial proposal for this site involved traditional attached townhomes. The detached townhome product had seen some success in other markets, offering the best of both worlds, and the proposal was revised to offer this new type of home. The detached townhome offers the best of both worlds, with a townhome style of home and the private backyard.

Mr. Smith confirmed that his company would be willing to work with the City to expand the pedestrian walkway with bollards and other upgrades, so that the walkway could serve as an emergency access (or egress) if needed.

Mr. Aaron Horn, of DR Horton, added that the company had provided a packet of information about the development. He thanked staff for the detailed presentation.

Ms. Cox, echoing Mr. Plant's earlier question, asked about the target audience for this type of home. Mr. Horn replied that these homes were targeted to buyers who want a smaller property to maintain and who may not want to share walls with their neighbors. Empty nesters and young urban professionals were mentioned as two target demographics. He added that families with dogs prefer having a fenced-in backyard (as opposed to a shared common backyard).

Mr. Smith added that some families may also take an interest in the site, noting that easy pedestrian access to nearby parks would benefit families with young children.

Mr. Plant asked about the idea of empty nesters buying homes with two stories. Mr. Smith replied that some empty nesters were comfortable with having a single staircase. He suggested that this unique product will find unique buyers who see that this product fits their lifestyle.

Ms. Cox asked about the location of the development and whether its isolated location or its proximity to the airport could cause problems. Mr. Smith replied that job growth in the area and proximity to the highway would highlight this as a safe, relatively affordable development in a strategic location.

Mr. Horn added that the neighborhood would be designed so as to set it apart from the adjacent properties. He discussed the green space provided in the plan and the pedestrian access to Pool Ave.

Mr. Hussong asked for clarification on the walkability. Mr. Horn replied that the Helke Park area, including recently upgraded pickleball courts, would be a major amenity for residents in this development.

Ms. Cox asked about buffering around the site. Mr. Horn referred to the Landscaping Plan, discussing the proposed plantings at the edges of the property. He noted that some areas were considered wetlands, which limited what they could plant. He pointed out that the plan called for preserving as much mature growth (including trees) as possible.

Mr. Smith added that a buffer area would be preserved along the east side of the development. His company's interest is in making every lot viable, so that they do not have unsold property.

Ms. Cox asked about the price point for the proposed homes. Mr. Smith replied that these homes in the current market would sell in the $270,000 to $310,000 price range. He reiterated his company's position that there is a market for homes in this price range.

Hearing no further questions from the Commission, Ms. Cox opened the public portion of the meeting.

Mr. John Seagraves of 3353 Hertlein Lane, addressed the Commission. He explained that he was one of several residents who negotiated the zoning to O-2 when the owner at the time wanted Industrial. There was work done at that time that was not allowed, and he and his neighbors have fought that for a long time. He added that he and his neighbors have septic systems.

Mr. Seagraves challenged the prices offered by the applicant. He argued that the property would be ideal for a medical office, and that medical companies in the region are eager to build new medical offices. He suggested that the owners of the property had not properly marketed the site, which is why it had not sold.

Mr. Seagraves argued that no empty nester would buy a home with a staircase.

Mr. Seagraves reported that he had not received a letter 40 years ago, and that he had not received a letter for this meeting. He thanked his neighbor for letting him know about the meeting. He added that his wife is in the hospital, and that he would be leaving once he concluded his remarks.

Mr. Seagraves stated that he had grown up in West Virginia, and that the proposed homes resembled "company homes".

Mr. Seagraves argued that the site had not been maintained, and that the City had not required them to properly maintain their land. When the current owner bought the property, they were aware that the land was zoned O-2.

Mr. Seagraves noted that he has emergency vehicles on his street every day.

Mr. Seagraves discussed water issues with the property. He said that the development of the site would send water into his backyard. As a real estate agent, he argued that the property would not be marketable.

Mr. Seagraves asked if the City had investigated the builder, arguing that the company has been involved in a number of lawsuits in other states.

Mr. Seagraves asked the Commission to turn down the application. He argued that the homes built on this site should match the homes on Damian Street. Any development on the site should match the current zoning.

Mr. Donnie Donathan of 515 Damian Street, addressed the Commission. He reminded the Commission that he had opposed a previous proposal for industrial zoning on this property, and that he opposes this rezoning. He displayed a petition of residents in the area who also opposed the development.

Mr. Donathan requested that Mr. Hammes stop receiving illegitimate proposals. He argued that the City should have rejected the application outright due to the number of homes proposed.

Mr. Donathan stepped away from the podium to refer to the displayed map of the proposed development. He argued that, if developed, the site would send a large amount of stormwater into his property and the properties of his neighbors. He reported that the area behind his home retained water due to poorly designed storm drains. He complained that the City had ignored his complaints about the issue.

Mr. Donathan argued that the current owners have not maintained the property, and that a new owner should be required to do so.

Mr. Donathan discussed drainage issues from 23 years ago along Pool Avenue and Damian Street.

Mr. Donathan argued that the stormwater for the development would flood his basement when the retention area overflows.

Mr. Donathan argued that Mr. Hammes should have rejected this proposal due to his stormwater concerns.

Mr. Donathan suggested that he could buy one of these homes for $200,000 and rent it out as an Air BNB. He argued that no one would pay that much for homes near the airport and Tackett Trees.

Mr. Donathan stated that he wanted this development stopped. He stated that his petition featured over 30 signatures, and that he had prevented spouses and children from signing – one signature per address only.

Mr. Donathan argued that the Homeowners' Association would become bankrupt, and that kids could drown in the retention areas if no one maintains the site.

Mr. Donathan argued that he has an ownership interest in the fifty-foot area behind his house, because he had maintained it for fifty years.

Mr. Donathan asked for nice homes on the property, preferring homes that would sell for $450,000.

Stepping away from the podium, Mr. Donathan encouraged the audience to sign the petition.

Hearing no further comments, Ms. Cox closed the public meeting.

Mr. Plant asked the applicant to address the stormwater concerns. Mr. Smith replied that he expected some concern from adjacent property owners about the stormwater. In general, his company intends to improve the site and the stormwater flow within the area. He introduced his engineer to address the details of their proposal.

Mr. Ryan Lefeld, with Choice One Engineering, addressed the Commission. The retention ponds proposed are there for stormwater management and treatment. The requirement is that stormwater is analyzed both before and after the proposed development, and that the development cannot release more stormwater than the current level of the site.

Mr. Lefeld reported that the development has to follow normal downstream flow for stormwater, and that no drainage can be directed into neighboring backyards or other properties.

Mr. Hussong asked about the Carriage Hills development in Huber Heights. Mr. Smith replied that his company had done a small part of that development.

Mr. Plant asked for clarification about the stormwater. Mr. Lefeld replied that stormwater may currently run over the ground into adjacent properties. Once the development is in place, water that comes from the development would be directed to the proposed ponds, which would then outlet into the storm sewer system. The storm water that normally goes into backyards would be intercepted before it reaches adjacent properties.

Ms. Cox asked if the roadway design would impact stormwater. Mr. Hammes replied that the roadways would be public roadways, and as such they would need to comply with City and Ohio EPA standards for stormwater. Mr. Lefeld added that the City has additional standards in their Stormwater Protection Plan that would govern the site.

Mr. Graham added that the roadways were designed to be wider than standard. Mr. Cron confirmed this, noting that the 37' width proposed is six feet wider than the usual 31' standard.

Mr. Plant expressed concern about the traffic flow within the development, noting that the design of the site may result in on-street parking that could restrict traffic flow.

Hearing no further comments, Ms. Cox moved on to the Review Criteria.

Planned Unit Development District Review Criteria

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

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

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

The Planning Commission agreed with the staff comment by a vote of 3-0.

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

Staff Comment: Staff feels that the proposed Planned Unit Development, in its current form, is consistent with the City's goals and policies. Staff notes that any inconsistencies with the Comprehensive Plan are justified given current conditions in the vicinity.

The Planning Commission agreed with the staff comment by a vote of 3-0.

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

Staff Comment: Staff feels that the proposed Planned Unit Development is necessary to accommodate the style of home intended for this site. The detached townhome-style structures proposed would not be feasible in a standard zoning district.

The Planning Commission agreed with the staff comment by a vote of 3-0.

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

Staff Comment: Staff feels that the site has adequate access to transportation, utilities, and other required public services.

Mr. Plant and Ms. Cox agreed with the staff comment. Mr. Hussong disagreed. The Planning Commission agreed with the staff comment by a vote of 2-1.

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

Staff Comment: Given the location and nature of the proposed development, Staff feels that the proposed development complies with this review criterion.

The Planning Commission agreed with the staff comment by a vote of 3-0.

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

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

Mr. Hammes noted that the project is required to have no negative impact on the vicinity with regards to storm water management, and that the staff comment reflects that requirement.

The Planning Commission agreed with the staff comment by a vote of 3-0.

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

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

The Planning Commission agreed with the staff comment by a vote of 3-0.

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

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

The Planning Commission agreed with the staff comment by a vote of 3-0.

Preliminary Plan Review Criteria

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

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

Staff Comment: Staff feels that the proposed Planned Unit Development, in its current form, is consistent with the City's goals and policies. Staff notes that any inconsistencies with the Comprehensive Plan are justified given current conditions in the vicinity.

The Planning Commission agreed with the staff comment by a vote of 3-0.

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

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

The Planning Commission agreed with the staff comment by a vote of 3-0.

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

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

Ms. Cox agreed with the staff comment. Mr. Hussong and Mr. Plant disagreed. The Planning Commission disagreed with the staff comment by a vote of 2-1.

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

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

The Planning Commission agreed with the staff comment by a vote of 3-0.

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

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

The Planning Commission agreed with the staff comment by a vote of 3-0.

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

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

The Planning Commission agreed with the staff comment by a vote of 3-0.

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

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

The Planning Commission agreed with the staff comment by a vote of 3-0.

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

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

The Planning Commission agreed with the staff comment by a vote of 3-0.

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

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

The Planning Commission agreed with the staff comment by a vote of 3-0.

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

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

The Planning Commission agreed with the staff comment by a vote of 3-0.

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

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

Mr. Hussong asked for clarification on review criterion K. Mr. Hammes replied that the review criteria apply to all PUD proposals, regardless of type. Mr. Hussong noted that a business use would create more stormwater issues than the proposed residential use. Mr. Hammes confirmed that the aggregate stormwater from the site must be maintained or improved by the new use, whatever that new use might be.

Mr. Hussong and Ms. Cox agreed with the staff comment. Mr. Plant disagreed. The Planning Commission agreed with the staff comment by a vote of 2-1.

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

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

The Planning Commission agreed with the staff comment by a vote of 3-0.

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

Staff Comment: As no standalone parking lots or vehicular use areas are proposed, Staff feels that this review criterion does not apply. Guest parking spaces provided along common areas meet the code's requirements for such parking spaces.

Mr. Hammes noted that the only additional parking proposed in this development would be street parking at the center of the development (near the cluster mailboxes), along the northwest cul-de-sac, and at the tot lot.

The Planning Commission agreed with the staff comment by a vote of 3-0.

Recommendation

Ms. Cox reported that Staff recommended Approval of the proposed Planned Unit Development for the Towns at Cassel Grove. Mr. Hussong made a motion to recommend approval. Mr. Plant seconded.

By a vote of 3-0, the Planning Commission recommended **Approval** of the proposed Planned Unit Development.

Ms. Cox reported that Staff recommended Approval of the proposed Preliminary Plan for the Towns at Cassel Grove. Mr. Hussong made a motion to recommend approval. Mr. Plant seconded.

By a vote of 3-0, the Planning Commission recommended **Approval** of the proposed Preliminary Plan.

Ms. Cox noted that the recommendations of the Commission would next be reviewed at the Council Study Session on Monday, July 21st, 2025.

Mr. Donathan stepped to the podium and began to speak. Ms. Cox stated that the public portion of the meeting had closed. Mr. Donathan handed his petition to the chair, and reported that the City would be hearing from his attorney.

New Business – PC 25-0009 – Rezoning – 3675 Wyse Road

Mr. Hammes introduced Case PC 25-0009. Richard Drake, of Drake Architecture, on behalf of R&R Takhar Oil Company, requests a change of zoning as previously established by the Zoning Ordinance of the City of Vandalia. The request involves three parcels totaling 5.219 acres +/-, located at 3675 Wyse Road in the City of Vandalia. As proposed, the subject properties would be rezoned from the O/IP - Office / Industrial Park district to the I – Industrial and HB – Highway Business districts.

Mr. Hammes explained that R&R Takhar Oil Company, a current Vandalia business, wished to consolidate its operations onto one property. They propose a new corporate office building, a fueling station with convenience retail, and a truck facility to maintain the company's fleet of fuel trucks.

Mr. Hammes added that the fueling station use would require Highway Business zoning, while the truck facility would require Industrial zoning.

Mr. Hammes described the surrounding zoning as a blend of I – Industrial and O/IP – Office / Industrial Park districts. The proposed Industrial zoning would fit well with the industrial parcels in the vicinity. Highway Business zoning is not present, but the location of the site near I-75 makes an HB zoning reasonable for this site.

Mr. Hussong asked about the volume of trucks stored at and serviced by the proposed truck facility. Mr. Hammes replied that the applicant was present and would be able to provide that information.

Mr. Hussong asked about access to the site. Mr. Hammes explained that there would be two curb cuts for the office parcel and one each for the truck facility and fueling station. An additional point of access may be established between the adjacent property and the fueling station, but that that arrangement would be negotiated between the two property owners.

Ms. Cox invited the applicant to the podium.

Mr. Richard Drake, of Drake Architecture, spoke on behalf of the applicant. In response to Mr. Hussong, Mr. Drake reported that Takhar Oil operates 50 vehicles servicing over 75 fueling stations. 8 to 10 trucks would be stored on this property at any one time.

Mr. Drake explained that the company needs additional office space to bring their entire operation together on one property. The fueling station would be a test store where they can showcase their operations and try new things.

Mr. Drake noted that he had lived in the area for years, and that he was surprised that this property had remained vacant for so long. This parcel is a natural fit for the proposed use, and a fueling station on this side of the highway would be successful.

Mr. Hussong asked if the flow of traffic at this site would be similar to the company's existing site. Mr. Drake confirmed that it would.

Ms. Cox asked if the area was already saturated with fuel stations. Mr. Drake replied that there were only three fueling stations in the vicinity, and none of them were on this side of the highway.

Hearing no further comments, Ms. Cox closed the public portion of the meeting.

Zoning Map Amendment Review Criteria

Recommendations and decisions on zoning map amendment applications shall be based on consideration of the following review criteria. Not all criteria may be applicable in each case, and each case shall be determined on its own facts.[1]

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

Staff Comment: Staff feels that the proposed rezoning furthers the purposes of the code.

The Planning Commission agreed with the staff comment by a vote of 3-0.

[1] Vandalia Zoning Code, Section 1214.07(d) – Zoning Map Amendment Review Criteria

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

Staff Comment: Staff feels that the proposed rezoning is consistent with the City's goals and policies generally, and that it is not inconsistent with the Comprehensive Plan.

The Planning Commission agreed with the staff comment by a vote of 3-0.

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

Staff Comment: Staff feels that the proposed rezoning is necessary due to changing conditions, namely the long-planned expansion of commercial uses along the Benchwood Road corridor.

The Planning Commission agreed with the staff comment by a vote of 3-0.

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

Staff Comment: Staff feels that the proposed rezoning complies with this review criteria.

The Planning Commission agreed with the staff comment by a vote of 3-0.

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

Staff Comment: Staff feels that the proposed rezoning complies with this review criteria.

The Planning Commission agreed with the staff comment by a vote of 3-0.

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

Staff Comment: Staff feels that the proposed rezoning complies with this review criteria.

The Planning Commission agreed with the staff comment by a vote of 3-0.

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

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

The Planning Commission agreed with the staff comment by a vote of 3-0.

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

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

The Planning Commission agreed with the staff comment by a vote of 3-0.

Recommendation

Ms. Cox reported that Staff recommended Approval of the proposed rezoning from the O/IP – Office / Industrial Park district to the HB – Highway Business and I – Industrial districts, respectively. Mr. Plant made a motion to recommend approval. Mr. Hussong seconded.

By a vote of 3-0, the Planning Commission recommended **Approval** of the proposed rezoning.

Ms. Cox noted that the recommendations of the Commission would next be reviewed at the Council Study Session on Monday, July 21st, 2025.

New Business – PC 25-0010 – Conditional Use (Truck Facility) – 3675 Wyse Road

Mr. Hammes introduced Case PC 25-0010. Richard Drake, of Drake Architecture, on behalf of R&R Takhar Oil Company, requests Conditional Use approval for a Truck Facility in the I – Industrial district. The request involves two parcels totaling 1.814 acres +/-, located at 3675 Wyse Road in the City of Vandalia.

Mr. Hammes explained that the project involves a truck facility at the north end of the site. Truck facilities are conditional uses in the I – Industrial district. He noted that this particular truck facility would only service trucks owned by the company itself, and would not be open to the public as such.

Mr. Hammes added that there would be no amenities provided for truck drivers. The 9,000 square foot structure would be used for maintenance and repair of trucks.

Mr. Hammes pointed out that the applicant would need to improve Homestretch Road by widening the west side of the road to meet the requirements of the Thoroughfare Plan.

Mr. Hammes reported that Staff recommended three conditions. These were listed as follows:

1. No conditional use approval shall be effective for this site until the effective date of legislation approving the rezoning of this site to the I – Industrial district.

2. All parcels upon which the proposed conditional use shall be conducted must be consolidated before any building permit is issued for this site.

3. All required roadway improvements shall be completed to the standards of, and under the supervision of, the Director of Public Service.

Mr. Hammes explained that these conditions were not unusual for a facility of this type. Condition 1 requires that the site be rezoned to Industrial before the conditional use goes into effect. Condition 2 would require that the two parcels set aside for this use be combined. Condition 3 requires that all roadway improvements be installed according to the Director of Public Service's standards.

Mr. Richard Drake returned to the podium to speak on behalf of the applicant. He explained that the facility would have a small break room and restrooms for employees working on trucks, but will otherwise have no amenities for drivers.

Mr. Hammes pointed out that the plan included no provisions for large fuel tanks or equipment for loading fuel into the company's fuel tanker trucks. Mr. Drake confirmed that there would be no fuel products stored on-site. He added that any fuel trucks stored on-site would be stored empty.

Hearing no further questions, Ms. Cox closed the public portion of the meeting.

Ms. Cox noted that the current application is a much better use than previous proposals for this property.

Conditional Use Permit Criteria

Ms. Cox read the conditional use permit criteria into the record. The Planning Commission shall not recommend in favor of an application for a conditional use permit unless it finds the following:

(1) The establishment, maintenance, or operation of the conditional use would not be detrimental to or endanger the public health, safety, morals or general welfare;

Staff Comment: Given that this facility would not be open to the public, Staff feels that the use would meet this criterion as proposed.

The Planning Commission agreed with the staff comment by a vote of 3-0.

Conditional Use Permit Criteria (Cont'd)

(2) The conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, or will not substantially diminish and impair property value within the neighborhood;

Staff Comment: Staff feels that the conditional use would not be injurious to the use and enjoyment of other property in the vicinity, nor would property values be negatively impacted.

The Planning Commission agreed with the staff comment by a vote of 3-0.

(3) The establishment of the conditional use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district;

Staff Comment: The proposed conditional use does not appear likely to impede the development or improvement of any surrounding property.

The Planning Commission agreed with the staff comment by a vote of 3-0.

(4) Adequate utilities, access roads, drainage and other necessary facilities have been or are being provided;

Staff Comment: The proposal includes provisions for adequate utilities, drainage, roadway improvements, and other necessary facilities.

The Planning Commission agreed with the staff comment by a vote of 3-0.

(5) Adequate measures have been or will be taken to provide ingress and egress so designed to minimize traffic congestion in the public streets;

Staff Comment: The design of the site provides appropriate access to and from Homestretch Road. The proposed conditional use is not expected to significantly impact traffic conditions on either roadway.

The Planning Commission agreed with the staff comment by a vote of 3-0.

(6) The conditional use will be located in a district where such use is permitted and that all requirements set forth in this code and applicable to such conditional use will be met.

Staff Comment: Staff feels the conditional use will be located in a district where such use is conditionally permitted, and all requirements set forth in the code applicable to this use have been or will be met.

The Planning Commission agreed with the staff comment by a vote of 3-0.

Recommendation

Ms. Cox reported that Staff recommended **approval** for the proposed conditional use of a Truck Facility in the I – Industrial district with the following conditions:

1. No conditional use approval shall be effective for this site until the effective date of legislation approving the rezoning of this site to the I – Industrial district.

2. All parcels upon which the proposed conditional use shall be conducted must be consolidated before any building permit is issued for this site.

3. All required roadway improvements shall be completed to the standards of, and under the supervision of, the Director of Public Service.

Mr. Plant made a motion to recommend approval of the proposed conditional use, with the conditions as laid out by Staff. Mr. Hussong seconded the motion.

By a vote of 3-0, the Planning Commission recommended **Approval** of the proposed conditional use permit with three conditions.

Ms. Cox noted that the recommendations of the Commission would next be reviewed at the Council Study Session on Monday, July 21st, 2025.

Communications

Mr. Hammes noted that the reorganizational meeting would be held at the first meeting with all five members present - including a new member who would fill the current vacancy. Mr. Hammes also wished Mr. Arnold a speedy recovery.

Mr. Hammes confirmed that the July 22nd meeting had been cancelled for lack of an agenda. He added that he expected to have at least one application for the meeting on August 12th.

Mr. Hammes reminded the Commission of the joint Planning Commission / BZA training scheduled for July 29.

Mr. Hammes (belatedly) welcomed Mr. Hussong to the Planning Commission, and thanked him for volunteering to serve.

Adjournment

Ms. Cox asked for a motion to adjourn. Mr. Hussong made the motion. Mr. Plant seconded the motion. The vote passed 3-0.

Mr. Atkins adjourned the meeting at 8:40 p.m.

_____

Acting Chairperson

CITY OF VANDALIA

MONTGOMERY COUNTY, OHIO

ORDINANCE 25-16

AN ORDINANCE AMENDING CHAPTER 1040, WATER AND SEWER TAP SECTION 1040.02 PERMIT AND ENTRY FEES OF THE VANDALIA CODIFIED ORDINANCES BY ADDING A NEW SCHEDULE OF FEES FOR A CAPACITY FEE TO BE COLLECTED ON BEHALF OF TRI CITIES WASTEWATER AUTHORITY

WHEREAS, Tri Cities Wastewater Authority provides wastewater treatment for the cities of Vandalia, Tipp City and Huber Heights through a joint venture agreement;

WHEREAS, Tri Cities Wastewater Authority has a board consisting of members of each city; and

WHEREAS, the Tri Cities Wastewater Board is recommending that a capacity fee be charged to any new user of the sanitary sewer system in any of the three cities; and

WHEREAS, the Tri Cities Wastewater Board is recommending the amount paid by the cities to Tri-Cities for services be increased to include the amount of the respective capacity fee for new users that are added to the System; and

WHEREAS, the capacity fee is intended to help financially support the proposed improvements to the treatment plant: and

WHEREAS, the capacity fee collected by Vandalia will be included in its payment to Tri Cities for wastewater services: and

WHEREAS, the Council of the City of Vandalia has reviewed the proposed recommended schedule; and

WHEREAS, it is determined by the Council of the City of Vandalia that the amendments would be in the best interest of the citizens of Vandalia.

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

Section 1. Chapter 1040, Section 1040.02 of the Vandalia Codified Ordinances is hereby amended to add section (d) as follows:

1040.02 Permit and Entry Fees

(d) Effective August 18, 2025, A capacity fee for connection to the sanitary sewer system shall be imposed based on the size of the water meter, as follows:

Meter Size	5/8" x 3/4"	1"	1-1/2"	2"	3"	4"	6"	8"	10"
Capacity Fee	$3,500	$8,750	$17,500	$28,000	$84,000	$147,000	$318,500	$560,000	$875,000

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 Ordinance is declared an emergency measure necessary for the immediate preservation of the public peace, property, health, welfare and safety of the City, and for the further reason that the City will benefit by having new rates in place prior to the spring building season, wherefore, this Ordinance shall be in full force and effect immediately upon its passage.

Passed this 18th day of August 2025.

APPROVED:

_____
Richard Herbst, Mayor

ATTEST:

_____
Kurt E. Althouse Clerk of Council

Vandalia ohio
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To: Kurt Althouse
From: Rob Cron
Date: June 25, 2025
Subject: TCA Capacity Fee

Tri Cities Wastewater Authority's finance committee and board have been evaluating several ways to assist in paying for the major plant and system improvements and put less of the burden on the three cities and our existing customers. One of the contributing factors for the upgrades outside of the EPA requirements is the potential commercial and residential growth leading to additional customers in each community.

The finance committee has run several scenarios for rate increase from TCA to the cities and one way to help reduce those would be to add a capacity fee or additional tap fee on any future development. This fee would only impact new users that connect to the system and not affect existing customers. Since expansion is a contributing factor for the upgrade needed, we feel it is fair that the new users contribute to the expenses. This fee would be collected by the cities in addition to our current sanitary sewer tap fee and the fee would be passed on to TCA.

Below is a schedule of the proposed fees. They would be based on the water meter size similar to our current sanitary sewer tap fee.

Water Meter Size	Capacity/Tap Fee to TCA
5/8"x3/4"	$3,500
1"	$8,750
1.5"	$17,500
2"	$28,000
3"	$84,000
4"	$147,000
6"	$318,500
8"	$560,000
10"	$875,000

The Capacity Fee will require an amendment to Chapter 1040 of the Vandalia Codified Ordinances. We are proposing first reading on July 21 and the second reading on August 18.

DEPARTMENTAL CORRESPONDENCE

TO: Civil Service Commission and Appeal Board

FROM: Leann Hanf Human Resources Manager

DATE: May 20th, 2025

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MEETING MINUTES

ATTENDEES

Commissioner Harry G. Beyoglides, Jr. Chair; Commissioner Forest Moses; Human Resources Manager Leann Hanf

CALL TO ORDER

Commissioner Beyoglides called the meeting to order at 5:13 p.m. on May 20, 2025. The meeting was open to the public and was held in the Engineering Conference Room at the City of Vandalia Municipal Building at 333 James Bohanan Memorial Drive.

APPROVAL OF MINUTES

Mrs. Hanf provided the draft May 12, 2025 meeting minutes for the Commission's review. Commissioner Beyoglides called for review and comments on the minutes. There were none. Commissioner Moses made a motion to approve the minutes as written, 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 Community Risk Reduction Coordinator Eligibility :
Mrs. Hanf presented an eligibility list for the competitive recruitment for the classification of Community Risk Reduction Coordinator for approval by the Civil Service Commission and Appeal Board. Mr. Moses 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.

GENERAL DISCUSSION

None.

ADJOURNMENT

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

The meeting was adjourned at 5:16 p.m.

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

7/24/2025
Date

CC:
Kurt E. Althouse, City Manager
Rob Cron, Assistant City Manager
Department Heads

Bill Listing Report

Payment Date Range: 07/01/2025 - 07/31/2025

Vendor Name	Vendor Number	Payable Description	Total Payments
ACUSHNET COMPANY	06751	Merchandise for Pro Shop/Ben	2,742.30
AGILE NETWORKS	06613	MARCS radio VPN fees	1,240.00
AIR COMMERCE	02515	Station 3 Storage Facility Rental	2,589.40
ALL AMERICAN FIRE EQUIP INC	01419	Apparatus Parts	182.12
ALLEN LAY	06979	All-Inclusive Rec Day Kona Ice/Sara	251.85
AMAZON CAPITAL SERVICES	04538	UPS SYSTEM	7,200.20
AMERICAN AIRLINES	05860	2025 3CMA Conference Air Fare-R. Hopkins	739.74
AMERICAN HEART ASSOCIATION	07060	CPR Cards	425.00
AMORY CLOUD	07523	Umpires/Alicia	110.00
ANGELA SWARTZ	07549	Mileage 2nd Quarter of 2025 - A. Swartz	74.90
ANTHONY CAPIZZI	07433	Mileage for Assigned Judge	44.80
AT&T MOBILITY	05444	First Net Phones and HotSpots	476.71
AUTO ZONE	06412	parts/supplies	294.50
AXON ENTERPRISE, INC.	04884	Taser Purchase	3,976.52
BATTERIES PLUS	05121	Medic 3 Battereies	1,415.75
BEAU TOWNSEND FORD INC	00616	Bailiff vehicle repairs	1,795.10
BENJAMIN LICKLITER	01172	Petty Cash Reimbursement - July 2025	727.50
Berry Joseph	00691	interpreting services	263.00
Bishop Lifting Products Inc	03476	Winch Cable	121.84
BISON COMMERCIAL INVESTMENTS, LLC	07574	Facade improvement Program – 42 E.	2,250.00
Blue Leaf's Band LLC	00137	Blue Leaf's Star Spangled Performance/Aaron	2,500.00
BOB SUMEREL TIRE CO	01992	Medic Tires	2,097.64
BONBRIGHT DISTRIBUTORS	07416	DRINKS - GOLF COURSE	1,282.59
BOOST ENGAGEMENT LLC	00246	Employee Awards	150.00
BOUND TREE MEDICAL LLC	00157	EMS Supplies	511.35
BOWLING GREEN STATE UNIVERSITY	02266	Fire & EMS Instructor 1&2	1,140.00
BRADLEY PAYNE LLC	06893	Issuance Costs	1,272.00
BRIAN BROS PAINTING & RESTORATION	07355	Rec Center Maintenance	37,224.00
BRUKNER NATURE CENTER	07203	Summer CampREC Presentation/Sara	220.00
BUNKERS BAR & GRILL	05662	CMO Air Show Chalet Set Up	175.63
BUTLER TOWNSHIP	05706	Monthly Collections/Settlement	13,279.65
BUTLER TOWNSHIP	06202	Monthly Collections/Settlement	55,242.22
CANON FINANCIAL SERVICES	02846	Printer/Copier/Fax Lease (x-3)	1,255.85
Capital Tire Inc	00589	Cruiser Tires	263.21
Carmen Isabella Ferraro	02056	Summer CampREC Field Trip/Sara	693.00
CCA DIVISION OF TAXATION	06031	Courtesy Withholding	46.02
CCA DIVISION OF TAXATION	06032	COURTESY WITHHOLDING	71.94
CF POEPPELMAN INC	02754	CONCRETE MIX	113.73
CHANEY'S NURSERY INC	06406	Flight Fest Topsoil Repair	2,548.00
CHOICE ONE ENGINEERING CORP	03627	Plan Review	165.00
CINCINNATI BELL	01796	2025 Phone Service	1,110.33
CINCINNATI BELL ANY DISTANCE	05803	800 & Long Distance Service	81.95
CINTAS CORPORATION	01535	UNIFORM RENTAL	2,505.08
CITY OF BROOKVILLE	04601	Collections/ Settlement - July 2025	320,148.23
CITY OF DAYTON	01368	COURTESY WITHHOLDING	113.01
CITY OF HUBER HEIGHTS	07304	COURTESY WITHHOLDING	132.18
CITY OF KETTERING	02367	Summer CampREC Field Trip/Sara	813.60
CITY OF TROTWOOD INCOME TAX	02137	Courtesy Withholding	69.93
CITY OF TROY	05512	Water Samples	280.00
CITY OF VANDALIA	02724	Child Support Fee	22,608.23
CITY OF VANDALIA TAX DEPT	05277	CITY INCOME TAX	24,430.21
CLAY AMOS	06989	Umpires/Alicia	280.00
Club Caddie	07380	Computer POS System/Ben	330.75
CLUB CAR CONNECT	02451	Golf Cart GPS Rental	4,028.00
COACHES TOOL CHEST, LLC	07505	Coaches Certifications/Maecie	1,200.00

Vendor Name	Vendor Number	Payable Description	Total Payments
COATE CONSTRUCTION LLC	01648	Curbs and Sidewalks Overruns	43,738.25
COLUMBUS EQUIPMENT COMPANY	00028	PARTS FOR LEAF VAC	1,812.25
Communications Counsel Inc	02708	Monthly Subscription	15.00
Companion Life Insurance	07314	Companion Life	352.38
CONSTANT CONTACT BILLING	06380	Email Blast Services/Alicia	280.00
CORE & MAIN LP	00621	PAINT AND PVC CPLG	510.71
DALENE M. PRIDE	06279	2024 Registration Audit	212.00
DAYTON AREA CHAMBER	00894	Corporate Chamber Basic Memership Dues	1,550.00
DAYTON AREA MANAGERS ASSOC	03799	2025 Pro-rated DAMA Annual Dues	275.00
DAYTON POWER & LIGHT COMPANY	00153	2025 Electric Service	16,278.97
DAYTON SEALS & PACKING	04819	REBUILD E35 HYDRAULIC	22.33
DAYTON STENCIL WORKS CO	00154	Repair of timestamp	148.28
DELTA AIR LINES, INC.	00946	Airfair - IAFC Orlando - Jacobs	623.35
Design Technology Systems, LLC	07372	Updated Bid Docs for Fire Alarm System	190.00
DH PRODUCTIONS	05306	Video Services - Focus Vandalia	1,375.00
DOLLAR TREE DIRECT	02542	Program Supplies/Sara	122.50
Dr. Mark Querry	02926	New Hire Psych Eval	999.00
EBMC	00418	Lincoln Financial	528.60
ELECTRONIC FEDERAL TAX PAYMENT	05243	Income Tax Withholding	157,941.50
ELISSA PORTER	07511	Arts Program Instructor/Sara	196.00
EMILY HUWER	05954	Travel Reimbursement	186.02
ENVIRONMENTAL WATER LTD	00955	Water Treatment VRC & MB/Rudy	508.00
ERIK BLAINE	06117	2025 Prosecutor Charges	3,600.00
ERNST CONCRETE	00194	CONCRETE	1,244.00
ESTEP FAMILY PROPERTIES LLC	07436	HARDFILL DISPOSAL	300.00
EXPEDIA.COM	04797	JAKE FLIGHT TO CHICAGO	440.22
FACEBOOK INC	06529	Facebook Event Boosts/Aaron	52.72
FASTECH ALARMS &	07578	JC New Install	812.83
FBINAA	01712	FBINAA Fall Retrainer	275.00
FEDEX	04228	Postage	14.70
FERGUSON ENTERPRISES INC	01716	Supplies	15.12
FERGUSON WATERWORKS	06130	24"WATER MAIN CLAMP	8,444.82
Fidelity Security Life Insurance Company	02086	Admin Fees - Eye Med	1,511.74
FORERUNNER TECHNOLOGIES INC	07090	MITEL PHONE SYSTEM	64,587.22
ForeverLawn of Ohio, Inc	07362	Robinette Playground Safety Surface/Steve	93,449.00
FOUR INFINITY INK & THREADS	04144	Baseball & Softball Uniforms/Maecie	2,183.50
FOX'S PIZZA DEN	05451	City Council Retreat Dinner	536.00
FPD Inc	01532	Plan Review	270.00
Freedom Fun LLC	02402	Splashtacular Foam Party Services/Aaron	186.00
FRITZ, RUMER, COOKE CO., INC	05824	Railroad Crossing Case Fan Replacement	1,197.84
GARDNER TOBIN INC	00219	Supplies/Jerrod	290.42
GCSAA	00233	Membership/Marty	530.00
Geer Gas Corp	01035	Oxygen	151.20
GFOA	00237	Certificate Review Fee 2024	460.00
GORDON FOOD SERVICE	05924	2025 Food/Supplies	1,385.70
GRAINGER	03234	Staiton tools/supplies	540.78
Granite Telecommunications, LLC	03263	2025 Phone Service	580.72
GREG JUSTICE	06208	Umpires/Alicia	115.00
H M COMPANY	03031	Gear washer repair	239.00
HEETER PLUMBING, LLC	05333	JC Emergency Repair	1,480.00
HEIDELBERG OF DAYTON	00032	DRINKS - GOLF COURSE	1,834.52
High Bridge Consulting LLC	04336	2025 Lobbying Sevices	2,000.00
HIGHFIELD DOOR SALES	06980	Bay Door Repair	425.00
HUBER HEIGHTS GIRLS SOFTBALL ASSOC	07671	Girls 8U and 10U All-Star	700.00
I SUPPLY COMPANY	00071	Custodial Supplies	2,904.91
IAFC	00280	IAFC Orlando Conference - Jacobs	849.00
ICMA	00283	ICMA	160.00
IGS ENERGY	02184	2025 Gas Service	22,933.78
IGS ENERGY	05912	2025 Gas Service - Rec Center	1,461.64
INFINTECH	07108	Merchant Bank Fees	4,094.59
Insight Pipe Contracting LLC	01207	Sanitary Sewer Slip Lining 2025	146,521.89
INTERNATIONAL ASSOCIATION	00279	IACP Annual Conference (Chief Sucher)	445.00

Vendor Name	Vendor Number	Payable Description	Total Payments
INTERSTATE BILLING SERVICE INC	06147	parts for apparatus repair	2,740.20
JACKSON LEWIS PC	06759	Legal Services	2,211.00
JAMES ASHBURN	02623	Enforce Mowing	700.00
JAQUA'S INC	01046	Inflatable Rentals for Events/Aaron	3,002.90
JB MULCH & PAVERS	06281	Mulch	480.00
JEFFREY S TYLER	05964	Plan Review	560.00
JEFF'S LAWN SERVICE LLC	06360	Property Clean-ups	2,735.00
Jerry Pate Turf & Irrigation	00090	Supplies/Marty	203.05
JIM'S DONUT SHOP	06277	Air Show Chalet Donuts	280.80
JOHNSTONE SUPPLY	02870	Coil Cleaner	261.71
K & K BODY SHOP	04291	Truck Bed rust repair	4,192.27
KATIE BLAUSER	02604	Eat Pretty Darling Programs/Sara	148.00
KENNATH DORSEY	06280	Umpires/Alicia	140.00
KETTERING HEALTH	00693	Mental Health Services	2,930.00
KOENIG EQUIPMENT INC	05351	CHAINS FOR CHAINSAWS AND FUEL PUMP	65.70
KRISTOF MANNI	07478	Umpires/Alicia	55.00
KROGER CO.	01123	Air Show Registration Food & Supplies	203.23
LANDSCAPE STRUCTURES INC.	00546	Victory Park Playground	111,515.00
LASTPASS US LP	07302	LASTPASS SUBSCRIPTION	462.24
Legal Shield	07313	Legal Shield	18.95
LEON J DAIDONE	07601	Mediation Services	630.00
LEPD FIREARMS & RANGE	00277	3 FN509 Firearms, 1 Holosun, 1 Surefire	2,321.29
LOWES	02381	PARTS AND SUPPLIES	1,825.08
M & T Excavating LLC	03142	Tionda, Mossview & Ranchview Watermain	391,984.20
Main Event Entertainment Inc	05522	Summer CampREC Field Trip/Sara	648.37
MARINA C CAMACHO	07644	spanish interpreting services	172.40
MARRIOTT HOTELS	01753	Hotel - NPELRA Annual Conference L.Hanf	853.76
MARTIN GITLIN	07387	Presentations/Toni	135.00
MATTHEW BENDER & CO INC	04763	Ohio Court Rules Updates	480.61
MECHANICAL SYSTEMS OF DAYTON	03665	AC REPAIR FOR OFFICES	750.00
MEEDER PUBLIC FUNDS INC	06869	2025 Investment Advisory Services	2,266.89
MEGACITY FIRE PROTECTION INC	00375	Annual Inspections/Ansul System/Monitoring	968.95
MENARDS	04788	Station tools/supplies	242.20
METRONET LLC	03702	MetroNet Fiber Lease	2,069.90
MIAMI VALLEY COMM COUNCIL	00105	Professional Fee for Streetlight Negotiations	1,245.00
MIAMI VALLEY INTERPRETERS LLC	06616	Kinyarwanda interpreting services	157.00
MIAMI VALLEY LIGHTING LLC	02771	2025 Street Lighting	26,655.30
MICHAEL W. WILLIAMS	06619	Presentation/Alicia	80.00
MIRANDA NADEAU	07611	Card'd Signs for Events/Sara	65.00
MISCELLANEOUS VENDOR	09011	Uber & Airport Parking - L. Hanf NPELRA	286.90
MONTGOMERY COUNTY LAW LIBRARY	00147	2025 Law Library Distributions	1,789.90
MONTGOMERY COUNTY PUBLIC	01204	Legal Services	518.10
MONTGOMERY COUNTY SHERIFF	00480	June Fingerprints	465.00
MONTGOMERY COUNTY TREASURER	00973	2025 Business First! Membership Fee	1,500.00
MOTOROLA SOLUTIONS INC	00777	Motorola Barcode Scanner	433.60
MUFFLER BROTHERS	02076	Truck 49 Ball Joint Repair	1,160.75
MuniChain	03762	Issuance Costs	400.00
MURA	04719	Girls 8U and 10U Tournament/Maecie	700.00
NAPA AUTO PARTS	00645	VEHICLE & EQUIPMENT PARTS AND SUPPLIES	1,857.07
NATIONAL GYM SUPPLY INC	04464	Precor Machine Cable/Jack	120.25
NAVIA	02390	HSA Employee Contribution	11,344.30
NORTH DIXIE HARDWARE INC	01633	Supplies	735.12
NORTHERN AREA WATER AUTHORITY	04471	2025 Water Service	110,581.25
NORTHWEST OHIO BLINDS, INC	07662	Blinds for Card Room and Library/Alicia	1,011.00
ODP BUSINESS SOLUTIONS LLC	02727	Office Supplies	183.03
OHIO ASSOC OF CHIEFS OF POLICE	00401	Ohio Chiefs of Police (OACP) Membership	125.00
OHIO CHILD SUPPORT	07306	PY Deduction Child Support	4,459.40
OHIO ECONOMIC DEVELOPMENT	05070	2025 OEDA Annual Summit Registration-ACM	569.00
OHIO GFOA	01583	Ohio GFOA Annual conference	600.00
OHIO MUNICIPAL LEAGUE	00187	Tax Seminar	414.00
Ohio Newspapers	04961	Advertising	1,031.04
OHIO PATROLMEN'S BENEVOLENT	07308	OPBA Union Dues	1,316.88

Vendor Name	Vendor Number	Payable Description	Total Payments
OHIO POLICE & FIRE PENSION	00455	OP&F POLICE	146,415.86
OHIO PUBLIC EMPLOYEES	00465	OPERS FULL TIME P1	172,260.63
OHIO PUBLIC EMPLOYEES DEFERRED	05045	OHIO DEFERRED COMPENSATION	33,113.00
OHIO SCHOOL DISTRICT TAX	01944	School District Tax	3,614.55
OHIO STATE UNIVERSITY	00424	VMware OARnet Year 2	16,579.20
Ohio UAV Services LLC	01020	Drone Replacement - Rescue Equip. Proj.	14,028.00
Olohana Strong	03059	Summer CampREC Performance/Sara	300.00
O'REILLY AUTO PARTS	06222	parts/supplies	99.90
P&R COMMUNICATIONS SERVICE INC	00863	P&R Radio Maintenance Contract	1,011.00
PACE ANALYTICAL SERVICES INC	00057	WASTEWATER SAMPLE SERVICES	3,381.10
PARK PLACE TECHNOLOGIES	06651	ANNUAL SAN STORAGE WARRANTY	10,891.20
PEPSI COLA	00438	Beverages - Golf Course	385.76
PERRY PROTECH INC	06738	Kip Machine Monthly Usage	141.63
PHOENIX SAFETY OUTFITTERS	01125	PPE	7,790.86
PICKREL SCHAEFFER & EBELING	05148	Legal Fees	10,808.21
PILOT	06163	Gas for Air Show Transport Vans	111.89
PLATTENBURG & ASSOCIATES, INC	05490	Audit Services	1,460.00
PNC BANK	02847	Bank Fees	17,325.40
POSTMASTER	00644	Post Office Box Fee	420.00
POWELL COMPANY INC	00380	Auto Scrubbers/Alicia	26,213.03
PREMIER HEALTH	02333	Healthy Heroes	4,680.00
PREMIER OCCUPATIONAL HEALTH	01900	Employee Physicals	986.60
PRI MANAGEMENT GROUP	06255	Redacting Law Records Training	179.00
Prime AE Group Inc	04113	Johnson Station Rd Bridge Design - local	9,742.90
Prism HR Inc	07122	Data Service HR System	3,431.55
PROFORMA	00440	Polo Shirts	263.62
QUALITY LAWN, LANDSCAPE AND	05341	Sports Complex Fence Replacement	37,145.00
R & R PRODUCTS INC	01446	Supplies/Marty	1,304.60
RD HOLDER OIL CO INC	04583	5004 GALLONS GAS	12,287.71
REGIONAL INCOME TAX AGENCY	05194	COURTESY WITHHOLDING	62.55
ROBERT CHANDLER	06885	Zumba Instructor Services/Josh	340.00
ROBERT GERAMI IV	06764	Star Spangled Celebration PA Services/Sara	1,200.00
RUMPKE INC	00737	Refuse Collection	122,392.31
RURAL KING	06066	Supplies	179.80
SAMS CLUB DIRECT	01632	Food/Supplies	2,086.93
SANDY'S AUTO & TRUCK SERVICE	00451	Towing Services	105.00
Schill Landscaping and Lawn Care Services	03700	Right of Way Mowing	9,436.00
SCHLEGEL CREATIVE	04292	Sept-Dec Program Guide/Alicia	4,936.32
SECURITY FENCE GROUP INC	00769	Dixie & Mulberry guardrail repairs	25,317.00
SHARED RESOURCE CENTER	07536	Executive Consulting for June 2025 - Mark S.	600.00
SHELL OIL COMPANY	02827	Ice for July 4th needs	16.50
SHERWIN WILLIAMS CO	02898	Supplies	120.50
SITEONE LANDSCAPE SUPPLY LLC	06562	Chemicals/Marty	4,123.36
SMARTBILL	06325	2025 Utility Bills Service Fees	7,204.10
SOAR	00209	SOAR Training Conf, 9/25-26/25 (AM Green)	200.00
Sofia G Marquez	03819	Spanish interpreting services	80.00
SOUTHWEST AIRLINES	05992	Southwest Air (Sucher IACP Conf. Oct, 2025)	110.01
SPARKS ELECTRIC LLC	04992	Golf Irrigation Pump House Interior Electric	22,640.01
Spectrum	05271	2025 Cable/Internet	938.24
SQUIRE PATTON BOGGS LLP	00649	Issuance Costs	8,500.00
STAMPS.COM	05841	postage refill	506.97
STANDARD INSURANCE COMPANY	04474	2025 Insurance Premiums	3,192.69
STAPLES BUSINESS ADVANTAGE	04461	Copy Paper	623.57
STAR CITY CONCRETE	06246	VRC Concrete Maintenance	12,014.00
STAR PAINTING CO INC	01279	Art Park Amphitheater Anti-Graffiti	2,886.00
STATE OF OHIO TAX	00562	Withholding	27,281.95
Sun Life Assurance Company	00011	Voluntary Critical Illness	2,815.12
SUNRISE COOPERATIVE INC	05700	Fuel	2,393.80
SUPER SUBBY'S	04141	Working lunch for Sgt's assessment (Sucher	82.71
SUPERIOR UNIFORM SALES, INC	00130	bailiff uniforms	1,279.20
SWIM SAFE POOL MANAGEMENT	02118	CHP Aquatic Services/Alicia	66,829.33
TEAM EJP HUBER HEIGHTS OH	02842	REPLACEMENT STEM FOR HYDRANT	223.74

Vendor Name	Vendor Number	Payable Description	Total Payments
TEAMSTERS LOCAL 957	07311	TEAMSTERS Union Dues	861.00
THOMSON REUTERS - WEST	01034	CLEAR monthly online/software subscription	270.11
TIPP STONE INC	00611	HARDFILL/GRAVEL	120.00
TITAN GRAPHICS LLC	06402	Uniform Shirts	1,088.80
Toby Shellabarger	03030	Seeding 810 Northwoods PW Facility	11,850.00
Top Golf USA Inc	00336	Summer CampREC Field Trip/Sara	300.00
TREASURER OF STATE	00348	2025 Sales Tax	4,251.43
TREASURER STATE OF OHIO	01281	Boiler Inspections	106.50
TREASURER, STATE OF OHIO	00103	Non-Terminal Access Fees	1,200.00
TRI-CITIES NR WW AUTHORITY	02568	2025 WWT Services	107,588.00
UBIQUITI INC	01969	replace door bell for assignment	1,287.90
UNITED HEALTHCARE	01134	Admin Fees - 2025	196,648.43
UNITED STATES POSTAL SERVICE	01202	postage for machine	10,000.00
Universal Background Screening	04700	Candidate Background Checks	60.88
UPS STORE	05957	Senior Center Newsletters/Alicia	732.37
US BANK	01654	Land Acquisition Notes Wire Transfer	1,488,838.51
US BANK EQUIPMENT FINANCE	05523	2025 Copier Lease	1,949.13
VALLEY ASPHALT CORP	00641	ASPHALT	1,381.60
VANCE OUTDOORS INC	04203	9mm Rounds - training	282.65
VANDALIA RENTAL	00665	Flight Fest Light Generators/Aaron	2,294.43
VECTREN ENERGY DELIVERY	04326	2025 Gas Service	3,588.67
VERIZON WIRELESS	01962	2025 Cell Phone Service	2,620.68
VERMONT SYSTEMS INC	03822	BANK FEES	2,911.69
WAGONER POWER EQUIPMENT	01226	Parts	44.06
WAL-MART STORES INC	03394	Program Supplies/Sara	187.79
WEST CARROLLTON CITY INCOME TAX	06574	Courtesy Withholding	39.37
WESTERN OHIO GRAPHICS CORP	03095	250 NO PARKING SIGNS	189.98
WHITE CAP, LP	07582	SAFETY GLASSES	32.76
ZOLL MEDICAL CORP GPO	06065	Monitor Supplies	927.22
		Grand Total:	4,539,195.02

Purchases Over $25,000 Report

Payment Date Range: 07/01/2025 - 07/31/2025

Vendor Name	Vendor Number	Payable Description	Total Payments
BRIAN BROS PAINTING & RESTORATION	07355	Rec Center Maintenance	37,224.00
BUTLER TOWNSHIP	06202	Monthly Collections/Settlement	55,242.22
CITY OF BROOKVILLE	04601	Collections/ Settlement - July 2025	320,148.23
COATE CONSTRUCTION LLC	01648	Curbs and Sidewalks Overruns	43,738.25
ELECTRONIC FEDERAL TAX PAYMENT	05243	Income Tax Withholding	157,941.50
FORERUNNER TECHNOLOGIES INC	07090	MITEL PHONE SYSTEM	64,587.22
ForeverLawn of Ohio, Inc	07362	Robinette Playground Safety Surface/Steve	93,449.00
Insight Pipe Contracting LLC	01207	Sanitary Sewer Slip Lining 2025	146,521.89
LANDSCAPE STRUCTURES INC.	00546	Victory Park Playground	111,515.00
M & T Excavating LLC	03142	Tionda, Mossview & Ranchview Watermain	391,984.20
MIAMI VALLEY LIGHTING LLC	02771	2025 Street Lighting	26,655.30
NORTHERN AREA WATER AUTHORITY	04471	2025 Water Service	110,581.25
OHIO POLICE & FIRE PENSION	00455	OP&F POLICE	146,415.86
OHIO PUBLIC EMPLOYEES	00465	OPERS FULL TIME P1	172,260.63
OHIO PUBLIC EMPLOYEES DEFERRED	05045	OHIO DEFERRED COMPENSATION	33,113.00
POWELL COMPANY INC	00380	Auto Scrubbers/Alicia	26,213.03
QUALITY LAWN, LANDSCAPE AND	05341	Sports Complex Fence Replacement	37,145.00
RUMPKE INC	00737	Refuse Collection	122,392.31
SECURITY FENCE GROUP INC	00769	Dixie & Mulberry guardrail repairs	25,317.00
STATE OF OHIO TAX	00562	Withholding	27,281.95
SWIM SAFE POOL MANAGEMENT	02118	CHP Aquatic Services/Alicia	66,829.33
TRI-CITIES NR WW AUTHORITY	02568	2025 WWT Services	107,588.00
UNITED HEALTHCARE	01134	Admin Fees - 2025	196,648.43
US BANK	01654	Land Acquisition Notes Wire Transfer	1,488,838.51
		Grand Total:	4,009,631.11

PNC VISA

PNC BANK
PO BOX 828702
PHILADELPHIA PA 19182-8702

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

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

**T0000120

ACCOUNT NUMBER	XXXX XX03 3300 0001
PAYMENT DUE DATE	07-21-25
AMOUNT DUE	$26,128.52
CURRENT BALANCE	$26,128.52

AMOUNT ENCLOSED $

MAIL
JUL 2 1 2025
City of Vandalia

7740448070403330000019002612852000261285209

Please tear payment coupon at perforation.

STATEMENT MESSAGES

CORPORATE ACCOUNT SUMMARY

CORPORATE ACCOUNT NUMBER
XXXXXX0333000001

CLOSING DATE	07-14-25
PAYMENT DUE DATE	07-21-25
CREDIT LIMIT	450,000
AVAILABLE CREDIT	423,871

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

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

PREVIOUS BALANCE	33,767.83
PURCHASES AND OTHER CHARGES	26,588.37
CASH ADVANCES	.00
CREDITS	459.85
PAYMENTS	33,767.83-
LATE PAYMENT CHARGES	.00
CASH ADVANCE FEE	.00
FINANCE CHARGES	.00
NEW BALANCE	**26,128.52**
TOTAL PAYMENT DUE	26,128.52
DISPUTED AMOUNT	.00

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ACCT. NUMBER: XXXX XX03 3300 0001			
CREDIT LIMIT	450,000.00	CASH ADVANCE BALANCE	.00
CURRENT BALANCE	26,128.52	MINIMUM PAYMENT DUE	26,128.52
AVAILABLE CREDIT	423,871.48	PAYMENT DUE DATE	07-21-25

CORPORATE ACCOUNT ACTIVITY

CITY OF VANDALIA
XXXX-XX03-3300-0001

TOTAL CORPORATE ACTIVITY
$33,767.83 CR

Post Date	Trans Date	Reference Number	Transaction Description	Amount
06-19	06-19		AUTO PAYMENT DEDUCTION	33,767.83 CR

INDIVIDUAL CARDHOLDER ACTIVITY

	CREDITS	PURCHASES	CASH ADV	TOTAL ACTIVITY
KRISTEN M CARNES XXXX-XX03-3300-0084	$0.00	$345.47	$0.00	$345.47

Post Date	Trans Date	Reference Number	Transaction Description	Amount
06-13	06-11	24692165183106559350725	SAM'S CLUB CHECKS 866-314-8843 TX	30.29
06-30	06-26	24692165178107062303766	AMAZON MKTPL*NQ7JO9RT2 AMZN.COM/BILL WA	15.18
07-10	07-09	24207855191328700320381	OHIO GFOA 614-2211900 OH	300.00

	CREDITS	PURCHASES	CASH ADV	TOTAL ACTIVITY
JERROD M HILL XXXX-XX03-3300-0191	$0.00	$520.25	$0.00	$520.25

Post Date	Trans Date	Reference Number	Transaction Description	Amount
06-26	06-25	24692165176105817440455	LOWES #00781* HUBER HEIGHTS OH	69.98
06-30	06-27	24793385178002348829092	SHERWIN-WILLIAMS701077 ENGLEWOOD OH	50.95
07-01	06-30	24755425182731825386200	GRAINGER 800-4724843 IL	42.45
07-11	07-09	24639235191900018501636	NORTH DIXIE HARDWARE DAYTON OH	8.99
07-11	07-09	24639235191900018501628	NORTH DIXIE HARDWARE DAYTON OH	20.29
07-11	07-10	24692165191109584085815	LOWES #00781* HUBER HEIGHTS OH	65.90
07-11	07-10	24801975191402654030825	JOHNSTONE SUPPLY DAYTON DAYTON OH	261.71

	CREDITS	PURCHASES	CASH ADV	TOTAL ACTIVITY
DARREN DAVEY XXXX-XX03-3300-0415	$0.00	$3,822.55	$0.00	$3,822.55

Post Date	Trans Date	Reference Number	Transaction Description	Amount
06-13	06-13	24011345164100038147316	AMAZON RETA* NH2JZ9YG0 WWW.AMAZON.CO WA	9.32
06-13	06-12	24692165163107185218054	AMAZON MKTPL*NA9ML7BE2 AMZN.COM/BILL WA	49.28
06-16	06-16	24011345167100001749293	AMAZON MARK* NO86T94J2 AMAZON.COM/MA WA	178.00
06-16	06-13	24011345164100103458169	AMAZON MARK* NA67244C1 AMAZON.COM/MA WA	284.96
06-16	06-15	24011345168100111382382	AMAZON MARK* NO7AC7FT2 AMAZON.COM/MA WA	564.85
06-17	06-16	24011345167100037957751	AMAZON MARK* NA8OM7BI1 AMAZON.COM/MA WA	14.97
06-17	06-17	24011345168100018204950	AMAZON MARK* NA3Q766L1 AMAZON.COM/MA WA	106.88
06-27	06-26	24011345177100085367713	WWW.UI.COM WWW.UI.COM NY	1,287.90
07-02	07-02	24011345183100004537778	AMAZON RETA* N339Z8NC1 WWW.AMAZON.CO WA	399.99
07-11	07-10	24692165191109336975869	AMAZON MKTPL*NL4FO0551 AMZN.COM/BILL WA	749.00
07-14	07-13	24011345194100056897988	AMAZON MARK* NR4CX9LH1 AMAZON.COM/MA WA	60.58
07-14	07-13	24011345194100073757684	AMAZON MARK* NR4IE5L11 AMAZON.COM/MA WA	96.84

	CREDITS	PURCHASES	CASH ADV	TOTAL ACTIVITY
RICHARD HOPKINS XXXX-XX03-3300-0563	$0.00	$1,250.23	$0.00	$1,250.23

Post Date	Trans Date	Reference Number	Transaction Description	Amount
06-18	06-18	24943815169900013800449	JIM'S DONUTS VANDALIA OH	280.80
06-20	06-18	24137485170501055261368	OFFICE DEPOT #2395 DAYTON OH	19.84
06-20	06-19	24445715170300725877847	KROGER #747 VANDALIA OH	203.23

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ACCT. NUMBER: XXXX XX03 3300 0001			
CREDIT LIMIT	450,000.00	CASH ADVANCE BALANCE	.00
CURRENT BALANCE	26,128.52	MINIMUM PAYMENT DUE	26,128.52
AVAILABLE CREDIT	423,871.48	PAYMENT DUE DATE	07-21-25

INDIVIDUAL CARDHOLDER ACTIVITY

07-04	07-03	24717055185871853029873	AMERICAN AI 0012254587789 PHOENIX AZ HOPKINS/RICHARD DAY AA G ORD AA G LAS AA Q ORD AA Q DAY	746.36

BRIDGETTE LEITER XXXX-XX95-6001-7125	CREDITS $0.00	PURCHASES $760.00	CASH ADV $0.00	TOTAL ACTIVITY $760.00

Post Date	Trans Date	Reference Number	Transaction Description	Amount
06-16	06-13	24207855165328300276189	OHIO GFOA 614-2211900 OH	300.00
06-30	06-27	24116415178712691160615	GOVERNMENT FINANCE OFFICE 312-977-9700 IL	460.00

EMILY HUWER XXXX-XX95-6018-3810	CREDITS $0.00	PURCHASES $414.00	CASH ADV $0.00	TOTAL ACTIVITY $414.00

Post Date	Trans Date	Reference Number	Transaction Description	Amount
07-01	06-30	24055235181391303223358	OHIO MUNICIPAL* SVC 614-221-4349 GA	14.00
07-01	06-30	24055235181391319749576	THE OHIO MUNICIPAL LEAGU 614-221-4349 OH	400.00

RUDY WELLS XXXX-XX95-6022-0802	CREDITS $0.00	PURCHASES $1,442.75	CASH ADV $0.00	TOTAL ACTIVITY $1,442.75

Post Date	Trans Date	Reference Number	Transaction Description	Amount
06-16	06-13	24639235166900016077309	NORTH DIXIE HARDWARE DAYTON OH	335.44
06-19	06-17	24639235169900016480831	NORTH DIXIE HARDWARE DAYTON OH	18.51
06-25	06-24	24445005175300638581434	FSP*TITAN GRAPHICS OH 937-315-1199 OH	1,088.80

ALICIA MCCRACKEN XXXX-XX95-6023-9349	CREDITS $0.00	PURCHASES $1,031.56	CASH ADV $0.00	TOTAL ACTIVITY $1,031.56

Post Date	Trans Date	Reference Number	Transaction Description	Amount
06-16	06-14	24011345165100056219726	AMAZON MARK* NA1Z93U92 AMAZON.COM/MA WA	92.59
06-20	06-19	24717055171317163990962	HUBER HEIGHTS GIRLS SOFTB 937-2311383 OH	700.00
06-26	06-25	24892165176105634600620	AMAZON MKTPL*NQ8JC9L51 AMZN.COM/BILL WA	84.99
07-09	07-08	24892165189107829409673	AMAZON MKTPL*NL1VZ6Z51 AMZN.COM/BILL WA	98.00
07-11	07-11	24011345192100027011297	AMAZON RETA* NL92016N1 WWW.AMAZON.CO WA	55.98

ROB CRON XXXX-XX95-6028-2299	CREDITS $0.00	PURCHASES $789.43	CASH ADV $0.00	TOTAL ACTIVITY $789.43

Post Date	Trans Date	Reference Number	Transaction Description	Amount
06-23	06-20	24445005172500826724853	PY *BUNKERS BAR & GRILL VANDALIA OH	88.60
06-24	06-23	24003295174000126437808	PILOT_00097 VANDALIA OH	33.13
06-24	06-23	24003295174000126427850	PILOT_00097 VANDALIA OH	35.49
06-25	06-23	24943005175232754129853	FLYING J 097 VANDALIA OH	43.27
07-02	07-02	24793385183000895608052	OHIO ECONOMIC DEVELOPM COLUMBUS OH	569.00
07-03	07-02	24892165183101987974010	AMAZON MKTPL*N35T183X1 AMZN.COM/BILL WA	19.94

AARON MESSENGER XXXX-XX95-6042-1048	CREDITS $0.00	PURCHASES $1,006.06	CASH ADV $0.00	TOTAL ACTIVITY $1,006.06

Post Date	Trans Date	Reference Number	Transaction Description	Amount
06-16	06-13	24692165164107835708319	AMAZON MKTPL*NA1UN16N2 AMZN.COM/BILL WA	9.99
06-16	06-13	24692165165108104143389	AMAZON.COM*NA8ZJ14T1 AMZN.COM/BILL WA	68.74
06-16	06-13	24692165164107977166130	AMAZON MKTPL*NA26B0FE1 AMZN.COM/BILL WA	82.95

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ACCT. NUMBER: XXXX XX03 3300 0001			
CREDIT LIMIT	450,000.00	CASH ADVANCE BALANCE	.00
CURRENT BALANCE	26,128.52	MINIMUM PAYMENT DUE	26,128.52
AVAILABLE CREDIT	423,871.48	PAYMENT DUE DATE	07-21-25

INDIVIDUAL CARDHOLDER ACTIVITY

06-23	06-22	24692165173103108445773	AMAZON MKTPL^NQ1GT8ZQ2 AMZN.COM/BILL WA	98.99
06-26	06-25	24445005178300641548239	FSP^FREEDOM FUN 512-773-5807 DH	186.00
06-27	06-26	24692165177106718242502	AMAZON MKTPL^NQ7FC2081 AMZN.COM/BILL WA	48.04
06-30	06-28	24692165179108164653487	AMAZON MKTPL^N304B1402 AMZN.COM/BILL WA	46.48
07-01	06-30	24793385181000803543045	FACEBK *2SN8BVG7G2 650-5434800 CA	52.72
07-02	07-01	24692165182101262470651	AMAZON MKTPL^N37M01QD2 AMZN.COM/BILL WA	179.80
07-03	07-02	24692165183102076587861	AMAZON MKTPL^N35FJ6JT1 AMZN.COM/BILL WA	38.78
07-07	07-06	24692165187105617575143	AMAZON.COM^N30OH19J0 AMZN.COM/BILL WA	179.98
07-11	07-10	24692165191109283970574	AMAZON MKTPL^NL0JM1M31 AMZN.COM/BILL WA	13.59

MICHAEL SKAGGS XXXX-XX95-6044-2117	CREDITS $0.00	PURCHASES $59.27	CASH ADV $0.00	TOTAL ACTIVITY $59.27

Post Date	Trans Date	Reference Number	Transaction Description	Amount
06-17	06-16	24247605157300716929064	DAYTON SEALS AND PACKING DAYTON OH	22.33
06-23	06-19	24137465171100431538158	MENARDS TIPP CITY OH TIPP CITY OH	36.94

CANDICE JACOBS XXXX-XX95-6045-1209	CREDITS $0.00	PURCHASES $1,126.02	CASH ADV $0.00	TOTAL ACTIVITY $1,126.02

Post Date	Trans Date	Reference Number	Transaction Description	Amount
06-13	06-12	24717055163261636404245	CINTAS CORP 972-9967900 OH	35.00
06-19	06-18	24717055169261693444419	CINTAS CORP 972-9967900 OH	35.40
06-19	06-18	24455015169141009892828	SAMSCLUB #6380 DAYTON OH	191.04
06-20	06-19	24717055170271706179180	CINTAS CORP 972-9967900 OH	42.28
06-20	06-18	24223695170017019947155	WESTECH RIGGING SUPPLY 541-344-6249 OR	121.84
06-26	06-25	24717055176261762463883	CINTAS CORP 972-9967900 OH	35.00
06-27	06-26	24717055177261776908288	CINTAS CORP 972-9967900 OH	35.00
06-27	06-26	24015145178083995096858	AMERICAN HEART SHOPCPR 888-242-8883 TX	425.00
07-03	07-02	24717055183271834721197	CINTAS CORP 972-9967900 OH	35.40
07-04	07-03	24717055184261847907874	CINTAS CORP 972-9967900 OH	42.28
07-07	07-03	24316055185395521709117	SHELL OIL 57424419703 VANDALIA OH	16.50
07-07	07-04	24692165185104269037975	SPECTRUM 855-707-7328 MO	26.58
07-09	07-08	24184075189069222880892	FEDEX OFFIC24900024943 DAYTON OH	14.70
07-10	07-09	24717055190261904221062	CINTAS CORP 972-9967900 OH	35.00
07-11	07-10	24717055191261915289008	CINTAS CORP 972-9967900 OH	35.00

CHRISTINE BUDICH XXXX-XX95-6050-5970	CREDITS $0.00	PURCHASES $124.18	CASH ADV $0.00	TOTAL ACTIVITY $124.18

Post Date	Trans Date	Reference Number	Transaction Description	Amount
06-16	06-17	24692165168101172201749	AMAZON MKTPL^NA8NO5BQ0 AMZN.COM/BILL WA	57.67
06-30	06-27	24692165178107720494411	AMAZON MKTPL^NQ3ZR6M91 AMZN.COM/BILL WA	31.94
07-02	07-01	24011345182100074847637	AMAZON RETA* N36Y61FY0 WWW.AMAZON.CO WA	34.57

ANGELA SWARTZ XXXX-XX95-6051-0392	CREDITS $0.00	PURCHASES $538.00	CASH ADV $0.00	TOTAL ACTIVITY $538.00

Post Date	Trans Date	Reference Number	Transaction Description	Amount
06-16	06-13	24000975164888300280628	FOXS PIZZA DEN 937-5760073 OH	148.00
07-08	07-02	24000975188024401147993	FOXS PIZZA DEN 937-5760073 OH	390.00

KENNETH JACOB HAYSLETT XXXX-XX95-6052-4823	CREDITS $113.57	PURCHASES $1,525.17	CASH ADV $0.00	TOTAL ACTIVITY $1,411.60

Post Date	Trans Date	Reference Number	Transaction Description	Amount
06-17	06-16	24692165187100918210785	EXPEDIA 73142182541855 EXPEDIA.COM WA	3.50

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ACCT. NUMBER: XXXX XX03 3300 0001			
CREDIT LIMIT	450,000.00	CASH ADVANCE BALANCE	.00
CURRENT BALANCE	26,128.52	MINIMUM PAYMENT DUE	26,128.52
AVAILABLE CREDIT	423,871.48	PAYMENT DUE DATE	07-21-25

INDIVIDUAL CARDHOLDER ACTIVITY

06-17	06-16	24692165167100916210777	EXPEDIA 73142182541855 EXPEDIA.COM WA	29.76
06-18	06-16	24035965188228256598707	AMERICAN AIR0017312411546 FORT WORTH TX HAYSLETT/KENNETH JAC ORD AA N DAY	203.48
06-18	06-16	24692165168101494704826	UNITED 0162495186677 UNITED.COM TX HAYSLETT/KENNETHJACO DAY UA W ORD	203.48
06-26	06-25	24692165176105817440448	LOWES #00781^ HUBER HEIGHTS OH	1,025.85
07-09	07-08	74692165189107590369836	LOWES #00781^ HUBER HEIGHTS OH	42.00 CR
07-09	07-08	74692165189107590369844	LOWES #00781^ HUBER HEIGHTS OH	71.57 CR
07-09	07-08	24692165189107590369476	LOWES #00781^ HUBER HEIGHTS OH	9.12
07-10	07-09	24692165190108779338750	LOWES #00781^ HUBER HEIGHTS OH	49.98

JOMEIRE CABONCE XXXX-XX95-6053-2719	CREDITS $339.66	PURCHASES $1,542.36	CASH ADV $0.00	TOTAL ACTIVITY $1,202.70

Post Date	Trans Date	Reference Number	Transaction Description	Amount
06-16	06-13	74431065165226079107917	HUBER HEIGHTS RURAL KING HUBER HEIGHTS OH	77.28 CR
06-16	06-13	74431065165226079107933	HUBER HEIGHTS RURAL KING HUBER HEIGHTS OH	77.28 CR
06-16	06-13	24431065165226079107946	HUBER HEIGHTS RURAL KING HUBER HEIGHTS OH	71.92
06-16	06-13	24431065165226079107904	HUBER HEIGHTS RURAL KING HUBER HEIGHTS OH	77.28
06-16	06-13	24431065165226079107920	HUBER HEIGHTS RURAL KING HUBER HEIGHTS OH	77.28
06-16	06-13	24692165164108017894749	LOWES #00781^ HUBER HEIGHTS OH	196.00
06-18	06-16	24067205168317151002129	KOENIG EQUIPMENT TIPP CIT TIPP CITY OH	12.44
06-19	06-18	24431055169163549151492	NAPA STORE 0277084 VANDALIA OH	4.34
06-20	06-19	24431055170164036158843	NAPA STORE 0277084 VANDALIA OH	51.99
06-24	06-23	74431055174165894152502	NAPA STORE 0277084 VANDALIA OH	110.42 CR
06-24	06-23	24431055174165894152499	NAPA STORE 0277084 VANDALIA OH	110.42
06-24	06-23	24431055174165894152515	NAPA STORE 0277084 VANDALIA OH	166.92
06-25	06-24	24431055175168398150426	NAPA STORE 0277084 VANDALIA OH	31.88
06-25	06-24	24601975175384366233790	BEAU TOWNSEND FORD VANDALIA OH	41.83
06-26	06-25	24137465177001639570205	AUTOZONE #4584 VANDALIA OH	28.78
06-30	06-26	24251385178030055268241	WAGONER POWER EQUIPMENT ENGLEWOOD OH	35.53
07-01	06-30	74431055181169314154438	NAPA STORE 0277084 VANDALIA OH	74.68 CR
07-01	06-30	24431055181169314154417	NAPA STORE 0277084 VANDALIA OH	68.84
07-01	06-30	24431055181169314154425	NAPA STORE 0277084 VANDALIA OH	74.68
07-02	07-01	24692165183101468406268	LOWES #00781^ HUBER HEIGHTS OH	91.92
07-03	07-01	24067205183302151000365	KOENIG EQUIPMENT TIPP CIT TIPP CITY OH	19.88
07-11	07-10	24431065192243620498713	HUBER HEIGHTS RURAL KING HUBER HEIGHTS OH	107.88
07-14	07-10	24251385192030054281130	WAGONER POWER EQUIPMENT ENGLEWOOD OH	8.53
07-14	07-11	24431055192174596184164	NAPA STORE 0277084 VANDALIA OH	86.55
07-14	07-11	24692165192100579994328	LOWES #00781^ HUBER HEIGHTS OH	177.36

SCOTT JACOBS XXXX-XX95-6058-3011	CREDITS $0.00	PURCHASES $854.00	CASH ADV $0.00	TOTAL ACTIVITY $854.00

Post Date	Trans Date	Reference Number	Transaction Description	Amount
06-20	06-19	24492165171100008660465	GDIT FAA 34FFNHE FAADRONEZONE- VA	5.00
07-09	07-07	24073145189900012724570	INTERNATIONAL ASSOCIATION 703-2730911 VA	849.00

LEANN HANF XXXX-XX95-6101-3388	CREDITS $0.00	PURCHASES $1,135.66	CASH ADV $0.00	TOTAL ACTIVITY $1,135.66

Post Date	Trans Date	Reference Number	Transaction Description	Amount
06-23	06-22	24036295173718052223916	UBER *TRIP HELP.UBER.COM CA	5.00
06-23	06-22	24036295173718049888037	UBER *TRIP HELP.UBER.COM CA	35.94
06-24	06-22	24692165174103799556895	DFW BREWED DFW INTER AIR TX	25.98
06-25	06-23	24692165175104898038172	MARRIOTT 33709 PORTLAN PORTLAND OR M17650 ARRIVAL: 06-23-25	15.60
06-26	06-26	24036295177742507042123	UBER *TRIP HELP.UBER.COM CA	3.00
06-26	06-25	24011345176100073552889	DD *DOORDASH DINTAIFUN DOORDASH.COM CA	23.08
06-27	06-27	24036295178742662284261	UBER *TRIP HELP.UBER.COM CA	5.39
06-27	06-26	24036295177714580958897	UBER *TRIP HELP.UBER.COM CA	7.91

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ACCT. NUMBER: XXXX XX03 3300 0001			
CREDIT LIMIT	450,000.00	CASH ADVANCE BALANCE	.00
CURRENT BALANCE	26,128.52	MINIMUM PAYMENT DUE	26,128.52
AVAILABLE CREDIT	423,871.48	PAYMENT DUE DATE	07-21-25

INDIVIDUAL CARDHOLDER ACTIVITY

06-27	06-25	24943005177294103099314	JAKE CRAW FISH PORTLAND OR	21.80
06-27	06-27	24038295178718655030988	UBER ^TRIP HELP.UBER.COM CA	35.93
06-30	06-26	24692165178107308524217	TST^PORTLAND ROASTING CO PORTLAND OR	5.75
06-30	06-26	24692165178107654952020	MARRIOTT 33709 PORTLAN PORTLAND OR M17985 ARRIVAL: 06-26-25	16.25
06-30	06-26	24431065178234714137018	MACARONI GRILL ORD CHICAGO IL	37.58
06-30	06-27	24000775178100017177156	METROPOLIS PARKING METROPOLIS.IO TN	42.99
06-30	06-26	24692165178107654951477	MARRIOTT PORTLAND OR PORTLAND OR 513860 ARRIVAL: 06-22-25	853.78

SARA MOYER XXXX-XX95-6102-2140	CREDITS	PURCHASES	CASH ADV	TOTAL ACTIVITY
	$0.00	$4,015.35	$0.00	$4,015.35

Post Date	Trans Date	Reference Number	Transaction Description	Amount
06-13	06-12	24445005184001091466880	DOLLAR TREE VANDALIA OH	56.25
06-13	06-12	24011345163100095756455	AMAZON MARK* NH3DA2IT0 AMAZON.COM/MA WA	86.57
06-16	06-15	24445005167000991679839	DOLLARTREE DAYTON OH	45.00
06-16	06-13	24692165165108133791638	SQ *KONA ICE OF TROY VANDALIA OH	251.85
06-17	06-16	24445005188400227843309	WM SUPERCENTER #3783 DAYTON OH	46.44
06-19	06-18	24692165169102622849094	SQ *EAT PRETTY DARLING LL GOSQ.COM OH	48.00
06-20	06-19	24027625170067258899273	PAYPAL *CARDDMIRAND 402-935-7733 CA	65.00
06-20	06-18	24765015170378704397378	ME-WEST CHESTER-MICROS WEST CHESTER OH	648.37
06-23	06-20	24011345171100065035799	AMAZON MARK* NO7CZ79A2 AMAZON.COM/MA WA	74.07
06-23	06-20	24445005172400255078459	WM SUPERCENTER #3783 DAYTON OH	124.91
06-27	06-26	24011345177100122000137	AMAZON MARK* NQ79L6R12 AMAZON.COM/MA WA	98.58
06-30	06-27	24431065178234994107772	TG WEST CHESTER 031-3 214-341-9600 OH	300.00
07-03	07-02	24226385184011513459022	WAL-MART #1503 DAYTON OH	16.44
07-04	07-04	24011345185100053240652	AMAZON MARK* NL3SU54N2 AMAZON.COM/MA WA	219.52
07-08	07-07	24445005189001025456131	DOLLAR TREE VANDALIA OH	21.25
07-10	07-09	24692165190108831484750	SQ *EAT PRETTY DARLING LL GOSQ.COM OH	100.00
07-10	07-09	24692165190108831483190	SQ *ELISSA INMAN ART GOSQ.COM OH	186.00
07-10	07-09	24445005190300637226461	VSI*KETTERINGRECCTR KETTERING OH	758.00
07-11	07-10	24692165192109754315506	SQ *CLAY CORNER @ OTB ART GOSQ.COM OH	693.00
07-14	07-11	24011345193100001036103	AMAZON MARK* NR85T8F80 AMAZON.COM/MA WA	166.10

DEBORAH WRIGHT XXXX-XX95-6102-2157	CREDITS	PURCHASES	CASH ADV	TOTAL ACTIVITY
	$0.00	$521.97	$0.00	$521.97

Post Date	Trans Date	Reference Number	Transaction Description	Amount
06-18	06-17	24064865168100023682494	COMMUNICATIONS COUNSEL COMMUNICATION OH	15.00
06-18	06-17	24445005169600212687392	USPS STAMPS ENDICIA 888-434-0055 DC	300.00
06-19	06-18	24692165169102168095080	STAMPS.COM 855-608-2677 TX	20.89
06-25	06-24	24692165175104653120744	STAMPS.COM 855-608-2677 TX	185.98

JARED CAIN XXXX-XX95-6102-6380	CREDITS	PURCHASES	CASH ADV	TOTAL ACTIVITY
	$0.00	$638.76	$0.00	$638.76

Post Date	Trans Date	Reference Number	Transaction Description	Amount
06-13	06-11	24639235163900015874998	NORTH DIXIE HARDWARE DAYTON OH	15.65
06-17	06-16	24793385167003760166099	SHERWIN-WILLIAMS701218 HUBER HTS OH	69.55
06-18	06-17	24193045169007154343663	GARDNER-TOBIN DAYTON OH	290.42
06-20	06-19	24755425171731715547393	GRAINGER 800-4724643 IL	13.85
06-20	06-19	24431055170164036156850	NAPA STORE 0277084 VANDALIA OH	53.98
06-23	06-20	24755425172731727412478	GRAINGER 800-4724643 IL	29.33
07-01	06-30	24435655181095867007988	FERGUSON ENT #1038 844-872-3857 OH	15.12
07-01	06-30	24692165181100349804354	LOWES #00781* HUBER HEIGHTS OH	55.94
07-04	07-02	24692165184102634758854	LOWES #00781* HUBER HEIGHTS OH	35.94
07-08	07-07	24692165188106696347379	LOWES #00781* HUBER HEIGHTS OH	7.48
07-09	07-08	24692165189107590359468	LOWES #00781* HUBER HEIGHTS OH	51.82

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ACCT. NUMBER: XXXX XX03 3300 0001			
CREDIT LIMIT	450,000.00	CASH ADVANCE BALANCE	.00
CURRENT BALANCE	26,128.52	MINIMUM PAYMENT DUE	26,128.52
AVAILABLE CREDIT	423,871.48	PAYMENT DUE DATE	07-21-25

INDIVIDUAL CARDHOLDER ACTIVITY

JACK MARSHALL XXXX-XX95-8103-3543	CREDITS $0.00	PURCHASES $289.87	CASH ADV $0.00	TOTAL ACTIVITY $289.87

Post Date	Trans Date	Reference Number	Transaction Description	Amount
06-23	06-20	24999895171900454402074	NATIONAL GYM SUPPLY LLC 310-4104200 CA	120.25
07-04	07-03	24592165184103301769091	AMAZON MKTPL*N36YB4YL2 AMZN.COM/BILL WA	97.96
07-14	07-11	24592165192100121594691	AMAZON.COM*NL4O236A1 AMZN.COM/BILL WA	71.66

ACCOUNTS PAYABLE XXXX-XX99-0015-9637	CREDITS $0.00	PURCHASES $1,043.57	CASH ADV $0.00	TOTAL ACTIVITY $1,043.57

Post Date	Trans Date	Reference Number	Transaction Description	Amount
06-16	06-15	24137485166300857616713	USPS PO BOXES ONLINE 800-344-7779 DC	420.00
06-23	06-22	24164075173105441188671	STAPLS7659749806000001 877-8267755 MI	394.90
06-30	06-29	24164075180105441186395	STAPLS7660250722000001 877-8267755 MI	228.67

STEVEN A CLARK XXXX-XX99-0022-6768	CREDITS $0.00	PURCHASES $280.00	CASH ADV $0.00	TOTAL ACTIVITY $280.00

Post Date	Trans Date	Reference Number	Transaction Description	Amount
07-10	07-09	24906415190233434185627	EIG*CONSTANTCONTACT.COM 855-2285506 MA	280.00

CHAD H FOLLICK XXXX-XX99-0024-0759	CREDITS $6.62	PURCHASES $1,321.17	CASH ADV $0.00	TOTAL ACTIVITY $1,314.55

Post Date	Trans Date	Reference Number	Transaction Description	Amount
06-13	06-11	74717065163871633760053	AMERICAN AI 0010628014336 800-433-7300 TX FOLLICK/CHAD XAA AA X XAO	6.62 CR
06-19	06-18	24592165169102090078598	AMAZON MKTPL*NA8RH3IK1 AMZN.COM/BILL WA	125.30
06-20	06-18	24137485170100402759018	MENARDS TIPP CITY OH TIPP CITY OH	70.28
06-23	06-19	24445005171500733488856	PY *BUNKERS BAR & GRILL VANDALIA OH	87.03
06-23	06-20	24445005172400255079440	SAMS CLUB #6380 DAYTON OH	249.86
07-04	07-03	24592165184103094820341	AMAZON MKTPL*N35735PO1 AMZN.COM/BILL WA	30.37
07-07	07-03	24137485185100475489114	MENARDS TIPP CITY OH TIPP CITY OH	134.98
07-14	07-11	24717055193871931970668	DELTA AIR SEAT FEES 800-2211212 CA JACOBS/SCOTT	19.99
07-14	07-11	24717055193871931970650	DELTA AIR SEAT FEES 800-2211212 CA JACOBS/SCOTT	34.99
07-14	07-11	24717055193871931970635	DELTA AIR 0062347764519 800-2211212 CA JACOBS/SCOTT DAY DL S ATL DL S MCO DL L ATL DL L DAY	568.97

BRANDON SUCHER XXXX-XX99-0029-2206	CREDITS $0.00	PURCHASES $192.72	CASH ADV $0.00	TOTAL ACTIVITY $192.72

Post Date	Trans Date	Reference Number	Transaction Description	Amount
06-25	06-23	24592165175104986132253	SOUTHWES 5262358810141 800-435-9792 TX SUCHER/BRANDON B CMH WN B DEN WN B CMH	110.01
06-26	06-25	24435655177094484290635	SUPER SUBBYS VANDALIA OH	82.71