

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

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

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

Councilmembers Absent: Councilmember Cindy Doogan.

Others Present: Jerry McDonald, Kurt Althouse, Rob Cron, Angela Swartz, Darren Davey, Mike Hammes, Ben Borton, Ben Graham, Jake Hayslett, Chad Follick, Leann Hanf, Brandon Sucher, Barbra Spurgeon, Don Hutchison, Larry Doogan, Amos Knipp, Ben Walker, Alex Barnett and Grant Korol.

Mayor Herbst called the Study Session to order at 6:01 p.m.

Monday, March 3, 2025

Items on this evening's Council Meeting Agenda

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

Monday, March 17, 2025

Resolution: Asphalt Purchase Award

Mr. Borton advised Council bids were publicly opened for the Asphaltic Concrete Purchase on Tuesday, February 25, 2025. Two (2) suppliers submitted bids for the purchase of asphalt. This asphalt to be purchased will be used by the Public Works division to patch and make repairs, including utility repair holes such as watermain breaks, and resurface Cassel Hills Golf Course cart paths for the Parks & Recreation department. Director Borton recommends awarding the bid to Valley Asphalt Corporation as the lowest and best bid at their bid prices of \$82.00/Ton for Type II Base Asphalt and \$88.00/Ton for Type I Surface Asphalt. There were no comments or questions from Council.

Resolution: Granite Telecommunications Contract Renewal

Mr. Davey advised Council the City's 36-month service contract with Granite Telecommunications expired in 2024. Granite serves as the primary connection between the City's phone system and external telecom carriers, facilitating both inbound and outbound calls. To ensure continued cost-effective and stable telecommunications services, IT Manager Davey recommends renewing the agreement with Granite Telecommunications for another 36-month term at an annual cost of \$5,188. **Mr. Davey** advised Council it was determined that this item would not need a resolution. There were no comments or questions from Council.

Resolution: Police Cruisers MDT's Replacement

Mr. Davey advised Council the Vandalia Division of Police relies on ruggedized mobile data terminals (MDTs) in patrol vehicles to access critical resources such as maps, dispatch data, report writing, and

dash cameras. The current Panasonic CF-31 Toughbooks have reached the end of their service life and are not compatible with the current version of Microsoft Windows, which is required for CJIS compliance. The IT Department obtained a quote from CDWG for new Panasonic FZ-40 Toughbooks and docking stations using cooperative purchasing pricing through the Sourcwell contract. The Division of Police budgeted \$67,600 for the equipment upgrade. IT Manager Davey is recommending that Council waive formal bidding and approve the purchase of the Police Mobile Data Terminal Upgrade from CDW-G at the Sourcwell cooperative purchasing price of \$67,573.14. There were no comments or questions from Council.

Variance: BZA 25-0001 Chickens – 995 Forest View Court

Mr. Graham advised Council the Applicant, Caitlin Korol has requested a variance to have 5 chickens on less than 2.5 acres of land for the property located at 995 Forest View Court. The proposal involves having 5 chickens on 0.34 acres of land. City Code Section 1224.01(e)(20)(A) provides that the “raising of chickens shall be permitted with the standards as set forth in this Section, in the A, RSF-1, RSF-2, RSF-3, RSF-4 and PUD Zoning Districts, unless otherwise restricted by private development standards, as an accessory use to a principal single-family use when the lot size is 2 acres or more.” **Mr. Graham** advised that City Code Section 1224.01(e)(20)(B)(i) provides that “No chickens shall be permitted at a ratio greater than 2 chickens per acre with a maximum of 8 chickens per property, regardless of acreage.” The Applicant is proposing having 5 chickens on 0.34 acres. **Mr. Graham** advised that City Code Section 1224.01(e)(20)(B) provides that “chickens shall be kept in a coop or enclosed pen which shall be no closer than 25 feet from any lot line.” If the variance is approved, the applicant has agreed to move and provided a site plan showing the chicken coop 30 feet from the property line. **Mr. Graham** advised that the neighboring properties at 955, 960, 975 and 980 Forest View Court, and 370 and 396 West Alkaline Springs Road all signed a support petition or called in to support this variance. **Mr. Graham** advised on February 26th, 2025, the Board of Zoning Appeals voted 3-2 to recommend approval with three conditions being, 1. The chicken coop shall be moved at least 25 feet from any lot line, 2. Coops and pens shall be maintained to prevent offensive smells becoming injurious to the health, comfort, or property of individuals or of the public, and 3. The wings of any chicken kept under this variance shall be clipped. There was a brief discussion regarding Board of Zoning Appeals members abstaining during the voting of the criteria, this variance creating a precedent, the applicant seeing the chickens as pets, not raising livestock, the possibility of revisiting the chicken issue, revising the City Code, clarification in the BZA minutes, the applicant included Montgomery, OH chicken code, not Montgomery County and future training for BZA members, Planning Commission members and Councilmembers. The applicant, **Mr. Grant Korol** addressed Council, stating he was under the impression due to the 2019 code change chickens were allowed in all residential zoning areas and his children have become attached to the chickens and treat them as pets. **Mr. Korol** shared none of the nearby neighbors have any issues with them raising chickens.

Variance: BZA 25-0002 Maximum Building Sign Area – 780 Northwoods Boulevard – Kroger

Mr. Graham advised Council the Applicant, Atlantic Sign Company, on behalf of Kroger has requested a variance to exceed the maximum building sign area for the property located at 780 Northwoods Boulevard. The proposal involves allowing 327.58 square feet of signage on the primary facade of the building, where the maximum sign area allowed is 250 square feet. On February 26th, 2025, the Board of Zoning Appeals voted 5-0 to recommend approval. There were no comments or questions from Council.

Discussion

OutFront Media Billboard Lease – Zoning Update

Mr. McDonald advised Council the two signs that OutFront Media wishes to lease are non-conforming if converted to LED. **Mr. McDonald** advised the option is to make an amendment to the Zoning Code, allowing LED signs in this area, noting there are no other signs in the City that would be within the current Highway Sign Overlay District. **Mr. McDonald** inquired if Council would like to entertain moving

forward with a code amendment, which would go to Planning Commission first, then to Council for consideration. **Mr. Hammes** advised Council the code amendment would allow the change in size and conversion to digital billboard signs on Airport Access only, adding there are currently six billboard signs on Airport Access and there would not be any additional billboard signs put up, only to replace an old sign. Council was in favor of Staff moving forward with the text amendment for the digital billboard signs.

Legislative Calendar

Mayor Herbst solicited comments or questions on the Legislative Calendar. **Mayor Herbst** noted he advised Mr. Althouse to schedule the Council Retreat within the same week of a Council meeting if at all possible. **Councilmember Aivalotis-Weaver** inquired when the update on the EV Charging Stations Usage would be presented to Council. **Mr. Cron** advised he would present the information to Council at the April 7th Study Session, then giving a usage report quarterly moving forward.

Study Session adjourned at 6:28 p.m.

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