

**URBANA CITY COUNCIL
PUBLIC HEARING
TUESDAY, APRIL 17, 2018**

A blue ink stamp with a checkmark in a box followed by the word "APPROVED" in a stylized, outlined font.

Adam Moore, of the Zoning Department, began the public hearing at 6:00 P.M. He began by stating that the City was looking to update three zoning text and the zoning map. Specifically, to rezone approximately 17 acres of land on the south end of the City along South Main St. from BR-1 Business Residential to a mixture of B-2 (General Business) District and R-2 (Medium Density Residential) District. Additionally, he spoke of changing the zoning map to include the recently annexed parcels, also known as 1673 S. US Hwy. 68, or the future Urbana Pre-K-8 Building site. He also spoke of the desire to add a section of code to the Codified Ordinances of the City of Urbana that would create a section of code to regulate small cell facilities and wireless support structures.

President Hess opened up the hearing to the public. Sharon Potts of 1035 S. Main St. showed a petition opposing the rezoning of South Main Street, which she received 108 signatures. She stated that this would result in more traffic at an intersection that is already dangerous. She also added that this business that is interested in building also went to Mechanicsburg, yet Mechanicsburg turned them down. She also stated that there were already three filling stations on Main Street and there weren't more needed.

John Hoy of 1463 S. Main Street stated that the traffic on South Main is horrendous. He also added that if the City chose to rezone the area and it causes a child to get hurt, he would personally be calling each and every Council member.

Kimberly Brooks of 904 S. Main St. said that if Council allows this rezoning to occur, they would be adding a third gas station in less than one mile from the current two. She also added that she felt that a member that is a realtor should not be allowed on the Planning Commission. She stated that she and other people felt that it was ethically wrong.

Nick Christian of 876 S. Main St. said that he hoped that Council would take more time to consider this request. He also added his encourage a no vote at this time.

A representative of Casey Stores spoke about the desire to do what's best for the property and the City. He stated that the business would be beneficial to the area and that they would be good neighbors. He added that the business would not only sell fuel but would sell pizza, subs, doughnuts, etc. He added that it would be a positive effect for surrounding properties.

Joy Miller of Walnut St. asked Council what is more important.....money or the community itself?

Katrina of 311 Talbot St. said that she travels to work every day on S. Main St. and also added that her children would be traveling the road daily as well, when the school is complete. She explained her concern for their safety and mentioned that there were a lot of empty spots in the strip mall where Kroger's is located, and inquired as to why the business would not want to go out there.

President Hess declared the Public Hearing closed at 6:32 p.m.

**URBANA CITY COUNCIL
REGULAR SESSION MEETING
TUESDAY, APRIL 17, 2018**

President Marty Hess called the regular session meeting of the Urbana City Council to order at 6:32 p.m. City staff attending: Mayor Bill Bean, Director of Administration Kerry Brugger, Director of Finance Chris Boettcher, Director of Law Mark Feinstein, Community Development Director Doug Crabill, Zoning Officer Adam Moore, City Engineer Tyler Bumbalough, and Superintendent of the Water Reclamation Facility Chad Hall.

PRESIDENT CALLED ROLL: Mr. Fields, present; Mr. Hoffman, present; Mr. Paul, present; Mr. Scott, present; Mr. Thackery, present; Mr. Pena, present; and Mr. Piper, present.

President Hess led those present in the Pledge of Allegiance.

Mayor Bean read his Proclamation with regard to Arbor Day.

MINUTES of the Public Hearing and Regular Session Meeting Minutes of April 3, 2018, Mr. Thackery moved for the approval of said minutes and Mr. Paul seconded. Voice vote on approval: all ayes, nays, none.

Motion passes 7-0.

COMMUNICATIONS

1. CD containing report from PUCO pertaining to potential rate hike proposed by DP&L.
2. Letter from Andrew Campbell, Attorney for Vectren Energy Delivery of Ohio, Inc. regarding its intent to file an application to increase rates with PUCO.
3. Shade Tree Commission Meeting Minutes of November 2, 2017.

Mr. Paul moved to accept the communication. Mr. Pena seconded. Voice vote on approval: all ayes, nays, none.

Motion passes 7-0.

ADMINISTRATIVE REPORTS – BOARD OF CONTROL

Footnote: On April 11, 2018 the Board of Control approved an emergency purchase order to the Board of Education of the Urbana City School District in an amount not to exceed \$90,400.00 for Change Order #1 of Alternate #1 of the sanitary sewer extension under construction by the school district along US Route 68 South. Urbana City Council approved Alternate #1 of the sanitary sewer extension at their December 19, 2017 meeting. This will be charged to the Sewer Fund and is not in the 2018 budget.

Mr. Hall spoke on this topic and advised that they have found poor soil conditions while in the process of the sewer extension process. He added that the project is being filled with CDF which is the majority of the cost.

CITIZEN COMMENTS

Earl Evans of 943 Amherst congratulated Council for getting the Aggregation Issue on the ballot for the upcoming language. He added that he felt that there was definitely a savings in the aggregation, but it would only be on the supply part of a utility bill.

ORDINANCES AND RESOLUTIONS:

Third Reading –

ORDINANCE NO. 4407-18

AN ORDINANCE FIXING SALARY AND OTHER BENEFITS FOR THE DIRECTOR OF LAW.

Mr. Thackery moved to put this ordinance on the floor for discussion and possible passage. Mr. Paul seconded. President Hess called for a roll call for passage: Mr. Fields, yes; Mr. Hoffman, yes; Mr. Paul, yes; Mr. Scott, yes; Mr. Thackery, yes; Mr. Pena, yes; Mr. Piper, yes.

Ordinance passes 7-0.

Second Reading –

ORDINANCE NO. 4495-18

AN ORDINANCE TO AMEND THE CITY OF URBANA'S OFFICIAL ZONING MAP BY REZONING APPROXIMATELY 17 ACRES OF LAND CURRENTLY ZONED BR-1 BUSINESS RESIDENTIAL TO A MIXTURE OF B-2 GENERAL BUSINESS AND R-2 MEDIUM DENSITY RESIDENTIAL.

Mr. Moore stated that this would include rezoning 10 parcels. He added that it was initially tabled by the Planning Commission. He said that LUC met at the beginning of March and they voted to deny this. Then they recommended it after further discussion. Mr. Moore also stated that the City believes there is a need for commercial growth in the future.

President Hess declared this Ordinance to have a second reading.

ORDINANCE NO. 4496-18

AN ORDINANCE TO AMEND THE CITY OF URBANA'S OFFICIAL ZONING MAP BY REZONING APPROXIMATELY 71.93 ACRES, MORE OR LESS, OWNED BY THE BOARD OF EDUCATION OF THE URBANA CITY SCHOOL DISTRICT AND RECENTLY ANNEXED INTO THE CITY OF URBANA FROM URBANA TOWNSHIP, ALSO KNOWN AS 1673 SOUTH US HIGHWAY 68 (NEW PRE-K-8 SCHOOL SITE), TO R-1, LOW DENSITY RESIDENTIAL.

Mr. Moore said that this was the last phase of the annexation process. He stated that the City was also looking into a PUD. He also said that it may be recommended this ordinance be sent back to the Planning Commission.

Mr. Thackery moved to table this ordinance. Mr. Scott seconded.

President Hess called for a roll call to table: Mr. Fields, yes; Mr. Hoffman, yes; Mr. Paul, yes; Mr. Scott, yes; Mr. Thackery, yes; Mr. Pena, yes; and Mr. Piper, yes.
Ordinance tabled 7-0.

ORDINANCE NO 4497-18

AN ORDINANCE TO CREATE A NEW SECTION OF CODE, TO BE KNOWN IN FURTHERANCE AS CHAPTER 1182 OF THE CODIFIED ORDINANCES, TO REGULATE SMALL CELL FACILITIES AND WIRELESS SUPPORT STRUCTURES IN THE CITY OF URBANA.

Mr. Moore stated that due to newer technology and also there was currently nothing in the City Ordinances addressing the regulation of small cell facilities and wireless support structures. He added that this Ordinance should be in place by July 1, 2018. He also stated that they are waiting for a draft ordinance from Kettering so that it can be certain that nothing has been missed.

Mr. Hoffman moved to table this ordinance. Mr. Fields seconded.

President Hess called for a roll call to table: Mr. Fields, yes; Mr. Hoffman, yes; Mr. Paul, yes; Mr. Scott, yes; Mr. Thackery, yes; Mr. Pena, yes; and Mr. Piper, yes.
Ordinance tabled 7-0.

First Reading –

ORDINANCE NO. 4434-18

AN ORDINANCE AUTHORIZING THE DIRECTOR OF ADMINISTRATION TO EXTEND AN AGREEMENT WITH THE OHIO DEPARTMENT OF NATURAL RESOURCES (ODNR) DIVISION OF WILDLIFE TO ALLOW PUBLIC FISHING AT THE CITY-OWNED LAKES NORTH OF GRIMES FIELD.

Mr. Thackery moved to put this ordinance on the floor for discussion and possible passage. Mr. Paul seconded. Mr. Brugger stated that this contract was set to expire this year and they were looking to extend for another five year term with an option of another five years. Voice vote on approval: all ayes, nays, none.

Ordinance passes 7-0.

RESOLUTION NO. 2527-18

DECLARING THE NECESSITY OF CONSTRUCTING OR REPAIRING SIDEWALKS, CURBS AND GUTTERS, AND DECLARING AN EMERGENCY.

Mr. Hoffman moved to put this resolution on the floor for discussion. Mr. Thackery seconded. Mr. Bumbalough spoke on the properties to be assessed and that the property owners had to have construction done by May 31, 2018. Should the property owner choose not to comply, the City would do it as it would assess the property. Mr. Paul stated that maybe a list could have been put out to property owners advising them of what was coming and when, to give a little more time to prepare. Mr. Pena inquired as to the age of a homeowner and how it could affect them. All of Council showed concern of the time frame involved in this project and advised that this would be a great topic for a work session.

President Hess called for a roll call for suspension of the three reading rule: Mr. Fields, no; Mr. Hoffman, no; Mr. Paul, yes; Mr. Scott, no; Mr. Thackery, yes; Mr. Pena, yes; and Mr. Piper, yes.

Suspension of the three reading rule passes 4-3

Mr. Paul moved to table this resolution. Mr. Pena seconded.

President Hess called for a roll call to table this resolution: Mr. Fields, yes; Mr. Hoffman, yes; Mr. Paul, yes; Mr. Scott, yes; Mr. Thackery, yes; Mr. Pena, yes; and Mr. Piper, yes.
Resolution tabled 7-0.

MISCELLANEOUS BUSINESS/WORK SESSION

Mr. Paul, Mr. Thackery, and Mr. Piper thanked the citizens who attended this meeting as well as the public hearing.

Mr. Hoffman mentioned that he want the curb/gutter issue a topic of the upcoming work session. He also spoke on how he felt about Mr. Hoy's comments during the Public Hearing.

Mr. Feinstein thanked Council for their approval of the ordinance regarding the Law Director.

Mr. Brugger stated that the ordinance regarding road salt with ODOT would be upcoming in May. Also upcoming in May is the FAA 2018 grant application process. He also mentioned that the Police Department has set up a drug drop off box in the main lobby of the Municipal Building. He also stated that the community has a choice with the aggregation and there is information available on the City's website. He also mentioned that the FAQ's about the levy on the tax increase would also be available on the City's website.

Mayor Bean gave thanks to Mr. Crabill, Mr. Hoffman, and Mr. Thackery for their efforts on the Income Tax Committee. He added that there would be festivities at Point North on Friday with 700-750 kids being out there with the YMCA. He added that the UU Spring Football Game is this Saturday.

Mr. Fields moved to adjourn. Mr. Paul seconded. Voice vote on approval: all ayes; nays, none. Motion passes 7-0.


ADJOURN AT 7:49 p.m.

NEXT SCHEDULED MEETING

May 1, 2018, at 6:00 p.m.



Council Clerk



Council President