



**CITY COUNCIL**  
**Regular Meeting – January 25, 2016 6:00 p.m.**  
**Council Chambers**

- I. CALL TO ORDER
- II. ROLL CALL
- III. PLEDGE AND MOMENT OF SILENCE – Vice Mayor Vann
- IV. APPROVAL OF AGENDA
- V. APPROVAL OF MINUTES
  - A. January 11, 2016 Regular Meeting
  
- VI. PUBLIC HEARING – Z-16-1 TCN Behavioral Rezoning, I-1 to RP-1
  - A. Applicant Presentation
  - B. Staff Presentation
  - C. Public Input
  - D. Council Input
  - E. Ordinance 16-01 (First Reading)
  
- VII. DECISION ITEMS
  - A. Council Appointments to Local Agencies
  
- VIII. CITY MANAGER'S REPORT
- IX. MAYOR'S REPORT
- X. COUNCIL TIME
- XI. CITIZEN COMMENTS
- XII. ADJOURNMENT

BEAVERCREEK CITY COUNCIL  
REGULAR MEETING January 11, 2016 6:00 p.m.

**CALL TO ORDER**

Mayor Stone called the meeting to order followed by roll call.

PRESENT: Council Member Giambrone, Council Member Litteral, Council Member Petrak, Council Member Upton, Council Member Whilding, Vice Mayor Wallace, Mayor Jarvis

ABSENT: None

ALSO IN ATTENDANCE: Michael Cornell, City Manager; Dennis Evers, Chief of Police; Bill Kucera, Financial Administrative Services Director; Dianne Lampton, Clerk of Council; Jeff McGrath, Planning & Zoning Director; Steve McHugh, Legal Counsel; Jeff Moorman; City Engineer; Mike Thonnerieux, Public Administrative Services Director

**PLEDGE**

Mayor Stone led the pledge and a moment of silence.

**APPROVAL OF AGENDA**

Council Member Litteral MOVED to approve the agenda, seconded by Vice Mayor Vann. Motion PASSED by majority voice vote.

**APPROVAL OF MINUTES**

Council Member Upton MOVED to approve the minutes of the December 14, 2015 Regular Meeting, seconded by Council Member Wallace Motion PASSED by majority voice vote. (Abstained - Stone, Vann)

**ORDINANCES, RESOLUTIONS AND PUDS**

**Ordinance 15-30 Z-15-4 Penno Rezoning R-1A to O-1 (Third Reading)**

Clerk Lampton read an Ordinance amending the zoning map, by rezoning approximately 0.69 acres of land located on the west side of Sylvania Drive approximately 170 feet north of the intersection of Sylvania and Chalfonte Drives from R-1A One Family Residential District to O-1 Office District, further described as Book 3, Page 10, Parcel 229 on the Greene County Tax Atlas.

Council Member Whilding said he had concerns about taking a parcel to make a stand alone parking lot. He had further concern when reviewing the O-1 zoning district stating it lists parking lots but under the pretext that it's a commercial lot to pay to park in. He said if we zone this for O-1 it can be used for anything

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because it is an individual owner so it could be used to build a building on it at some point in the future. He asked what precedence does this set for somebody that wants to take a piece of property in an O-1 district and put in a parking lot.

Mr. McGrath explained they had looked at this with the applicant as being continuous with the existing property. He said there has been a well stated need for parking in this area. He said there is a PC overlay on this district which was an ASRA. He said what they plan on doing in the future to address these concerns would be to include an ASRA district within the land use plan of any subsequent amendment that may come forward. He said they couldn't put this continuous with the property because the ownership is not the same throughout the development. He addressed Council Member Whilding's concern of O-1 lots turning into parking lots he if that were used as an ancillary use to a principal use like they are looking at tonight he did not see where that would be an issue. He said if it were to be on a standalone parking lot with a return on investment would be a commercial lot which would fall under a different category in the zoning code. He said Council Member Whilding's concerns have been noted and steps will be taken as they move forward.

Council Member Whilding said with this vote it is still severable as a standalone lot even if you put it as part of the ASRA. He said everything we are still talking about leaves it separable and he did not agree with that use.

Council Member Wallace confirmed that this lot was small and unbuildable. Mr. McGrath said it is about 0.69 acres and with the given requirements and restrictions in the zoning code as outlined for an O-1 district, the buffers itself would render that property to be unbuildable.

Vice Mayor Vann said these are very significant health businesses and this parking lot is very busy and frustrating when finding a parking space. She commended the property owners to find a solution so people who need health care can find a place to park.

Council Member Litteral MOVED to approve Ordinance 15-30 seconded by Council Member Wallace Motion PASSED by majority voice vote. (Against – Whilding)

**Resolution 16-01 Allocating Marriage Money to Mayor's Designated Fund**

Clerk Lampton read a Resolution authorizing the Financial Administrative Services Director to deposit marriage revenues into the "Miscellaneous Trust Fund" for the purpose of providing additional funding for the senior center.

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Council Member Jarvis said it is a great opportunity for the mayors to select which of the funds they would like their marriage funds to go to.

Mayor Stone said his marriage funds would go specifically to the senior center.

Vice Mayor Vann MOVED to approve Resolution 16-01, seconded by Council Member Jarvis Motion PASSED by majority voice vote.

**Resolution 16-02 Authorizing Finance Director to request the Auditor of Greene County for Advance of Real Estate and Public Utility Taxes**

Clerk Lampton read a Resolution authorizing the City Manager or his designee the Financial Administrative Services Director to request advance draws upon the amounts collected by the Greene County Auditor for the City of Beavercreek 2015 Real Estate and Personal Property Taxes Collected during calendar year 2016.

Mr. Kucera explained this was an annual Resolution to request the city's money in advance of the two semi-annual draws that the County Auditor sends. He said by passing this Resolution the city will get the money about six weeks earlier than the regular distribution date. He said last year they received seven advances equaling almost \$10 million and made a little interest on it. He said per the Ohio Revised Code the County is required to do the advances with the passage of this Resolution.

Council Member Upton appreciated staff doing this as not all municipalities do.

Council Member Upton MOVED to approve Resolution 16-02, seconded by Council Member Whilding Motion PASSED by majority voice vote.

**CITY MANAGER'S REPORT**

Mr. Cornell said there had been a change in personnel within the police department. Sergeant Jim Wuebben who had been with the department for 36 years retired. Detective Dan Krall was promoted to Sergeant. The Senior Center received a new van after being awarded grant money for the Greene County Council on Aging. He thanked Beavercreek Rotary for a great attendance at the last meeting which included the presentation of the State of the City.

**MAYOR'S REPORT**

Mayor Stone thanked Troop 870 with their assistance with the pledge this evening. He said it was a thrill to be back on Council and sitting in the mayor's chair. He looks forward to working with the citizens, neighbors, staff and the rest of Council.

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**COUNCIL TIME**

Council Member Upton reviewed the employee anniversaries. Congratulations to everyone.

Council Member Wallace welcomed the vice mayor and mayor and was looking forward to working with them. She said the Beaver Creek Chamber of Commerce \ link events would be at the Nutter Center this coming Thursday at 5:30 p.m. with Beaver Creek Night at the Wright State University Raiders basketball game following.

Council Member Jarvis said the Beaver Creek schools are looking for a new superintendent and there will be a search meeting Wednesday evening at Trebein Elementary at 7:00 p.m.

Vice Mayor Vann said she is excited to be here. She said they will have a retreat to discuss issues and what their priorities are for 2016. She said there is a primary election in March with six candidates running for county commissioner. She said the Beaver Creek Women's League will be hosting a Meet the Candidates event on February 3<sup>rd</sup> at 9:00 a.m. at Peace Lutheran Church. She said this will be followed by a program discussing heroin in the Miami Valley.

**CITIZEN COMMENTS**

There were no citizen comments.

**ADJOURNMENT**

Vice Mayor Vann MOVED to adjourn the meeting at 6:24 p.m., seconded by Council Member Wallace Motion PASSED by majority voice vote.

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Bob Stone, Mayor

ATTEST:

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Dianne Lampton  
Clerk of Council  
Cmin011116

**CITY OF BEAVERCREEK  
CITY COUNCIL  
AGENDA ITEM REPORT**

*ME 12016*

<b>Meeting Date:</b> January 25, 2016	<b>Reference Topic:</b> Z-16-1
<b>Agenda Reference No.:</b> VI. A-E	TCN Behavioral Rezoning Ordinance 16-01

<b>ACTION REQUESTED</b>		
<input checked="" type="checkbox"/> Adopt Ordinance	<input type="checkbox"/> Adopt Resolution	<input type="checkbox"/> Review and Comment
<input type="checkbox"/> No Action Requested	<input type="checkbox"/> Accept Staff Recommendation	<input type="checkbox"/> Adopt Motion

<b>RESPONSIBLE DEPARTMENT OR AGENCY</b>		
<input type="checkbox"/> Finance	<input type="checkbox"/> City Council	<input type="checkbox"/> Law
<input type="checkbox"/> Parks & Recreation	<input type="checkbox"/> Engineering	<input checked="" type="checkbox"/> Planning & Zoning
<input type="checkbox"/> Police	<input type="checkbox"/> Public Service	<input type="checkbox"/> City Manager
<input type="checkbox"/> Clerk of Council	<input type="checkbox"/> Human Resources	<input type="checkbox"/> Other _____

**BACKGROUND AND STAFF SUMMARY:**

The applicant is requesting to rezone 3.223 acres from I-1 Light Industrial to RP-1 Research Park District for property located at 1400 Grange Hall Road.

**STAFF RECOMMENDATION:**

Planning Commission and staff recommend approval of this request as described in the attached Ordinance. See staff report for further details.

**PROCEDURAL OPTIONS FOLLOWING ACTION:**

City Council may choose to approve or disapprove this request, or table the action for further review.

# ORDINANCE NO. 16-01

CITY OF BEAVERCREEK

SPONSORED BY COUNCIL MEMBER \_\_\_\_\_  
ON THE 25<sup>TH</sup> DAY OF JANUARY, 2016.

AN ORDINANCE AMENDING THE ZONING MAP, BY REZONING APPROXIMATELY 3.223 ACRES OF LAND LOCATED AT 1400 GRANGE HALL ROAD, FURTHER DESCRIBED AS BOOK 2, PAGE 13, PARCEL 70 FROM I-1 LIGHT INDUSTRIAL TO RP-1 RESEARCH PARK DISTRICT (Z-16-1).

Whereas, Lori Strobl (Agent for the Owner), 452 West Market Street, Xenia, OH 45385, has requested the rezoning; and

Whereas, the City of Beavercreek Planning Commission has recommended approval of the rezoning amendment; and

WHEREAS, the City Council has voted to adopt the recommendation of the Planning Commission, this being a decision that requires approval by four members of Council.

NOW THEREFORE THE MUNICIPALITY OF BEAVERCREEK HEREBY ORDAINS:

## SECTION I

That the Zoning Map referenced in §158.018 of the Zoning Code is hereby further amended to change approximately 3.223 acres of land, located at 1400 Grange Hall Road, known as B42000200130007000 and as further described in the attached "Exhibit A" be rezoned to RP-1 Research Park District.

## SECTION II

This Ordinance shall take effect from and after the earliest period allowed by law.

SECTION III

It is hereby found and determined that all formal actions of this Council concerning and relating to the adoption of this ordinance were adopted in an open meeting of this Council, and that any and all deliberations of this Council and any of its committees that resulted in such formal action were in meetings open to the public, in compliance with all legal requirements, including, but not limited to Section 121.22 of the Ohio Revised Code.

PASSED this \_\_\_\_ day of \_\_\_\_\_, 2016.

\_\_\_\_\_  
Bob Stone, Mayor

ATTEST:

\_\_\_\_\_  
Dianne Lampton, Clerk of Council

SUMMARY

This Ordinance adopts a recommendation to rezone approximately 3.223 acres of land located at 1400 Grange Hall Road from I-1 Light Industrial to RP-1 Research Park District.

This is not an emergency ordinance and will become effective 30 days after passage.

Situate in Section 2, Town 2, Range 7 MRS, City of Beavercreek, Greene County, Ohio and being a tract of land more particularly described as follows:

Beginning at an iron pin in the east right of way of Grange Hall Road at the northwest corner of land conveyed to Research Park Associates by deed recorded in Vol. 464, Page 613 of the Greene County Deed Records, said point also being the following two courses from the intersection of the west line of said Section 2 with the centerline of Research Boulevard;

N 05° 15' 09" E with said Section line and centerline a distance of 395.00 feet; thence S 84° 45' 15" E a distance of 60.00 feet to the true point of beginning of the hereinafter described land:

Thence from said point of beginning N 05° 15' 09" E with the east right of way of Grange Hall Road a distance of 360.00 feet to an iron pin; thence on a new division line S 84° 45' 15" E a distance of 390.00 feet to an iron pin; thence S 05° 15' 09" W a distance of 360.00 feet to an iron pin at the northeast corner of said Research Park Associates land; thence N 84° 45' 15" W a distance of 390.00 feet to the place of beginning, containing 3.223 acres, more or less.

DESCRIPTION CHECK  
 Greene County Engineers Tax Map Dept.  
 Legally Sufficient As Described  
 Legally Sufficient With Corrections Noted  
 Legally Insufficient, New Survey Required  
 By: REK Date: 2-9-98  
 PAR ID Dist: B42 BK 2 PG 13 PAR 70

1687DC

VOL 166 PG 673

# CITY OF BEAVERCREEK STAFF REPORT

January 19, 2016

**PROJECT:** TCN Behavioral Services Rezoning

**CASE NUMBER:** Z 16-1

**APPLICANT:** Lori Strobl  
452 West Market St.  
Xenia OH 45385

## REQUEST

The applicant is requesting to rezone 3.223 acres from I-1, Light Industrial to RP-1, Research Park located at 1400 Grange Hall Road.

## BACKGROUND

TCN Behavioral Services, a non-profit organization, currently has the property under contract. However, the I-1 industrial zoning designation has very limited uses and the proposed use of behavioral health and prevention services is not currently permitted. The RP-1 zoning designation would allow for the use but would also still allow for research and development uses, as the applicant has indicated that an existing tenant will continue to occupy a portion of the building.



## EXISTING CONDITIONS

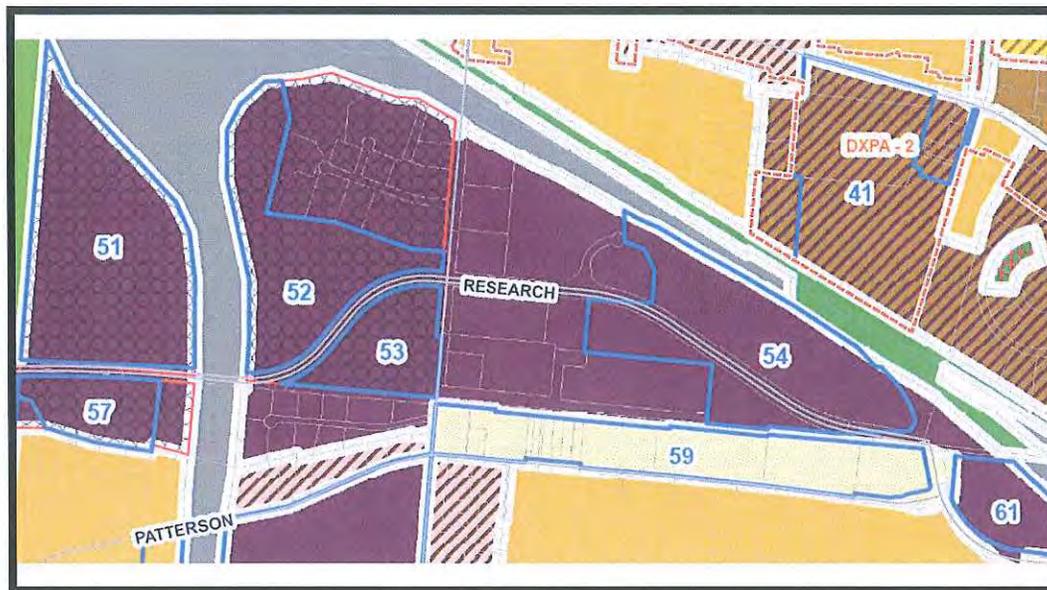
The site currently contains an approximately 26,000 square foot office building that formerly housed ATK, which relocated to a new building just to the east of this property. All parking, landscaping, lighting and storm water detention are already

existing on site. The surrounding zoning and uses are as follows:

Direction	Zoning	Use
North	I-1	Vacant Parcel
South	I-1	Light Industrial (Resonant Sciences)
East	I-1	ATK Orbital
West	ORP-1, RP-1	Office/Research (MacB, Coldwell Banker, etc.)

## LAND USE

The Land Use Plan calls for this property and all immediately adjacent properties to be classified as Research and Development-High Tech Manufacturing. This rezoning request is consistent with the land use designation specified in the Land Use Plan.



## RECOMMENDATION

Based on the analysis, Staff and Planning Commission are recommending approval of the applicant's request as outlined in the attached ordinance.



CREEKSIDE TRAIL BIKE PATH

US 35

GRANGE HALL

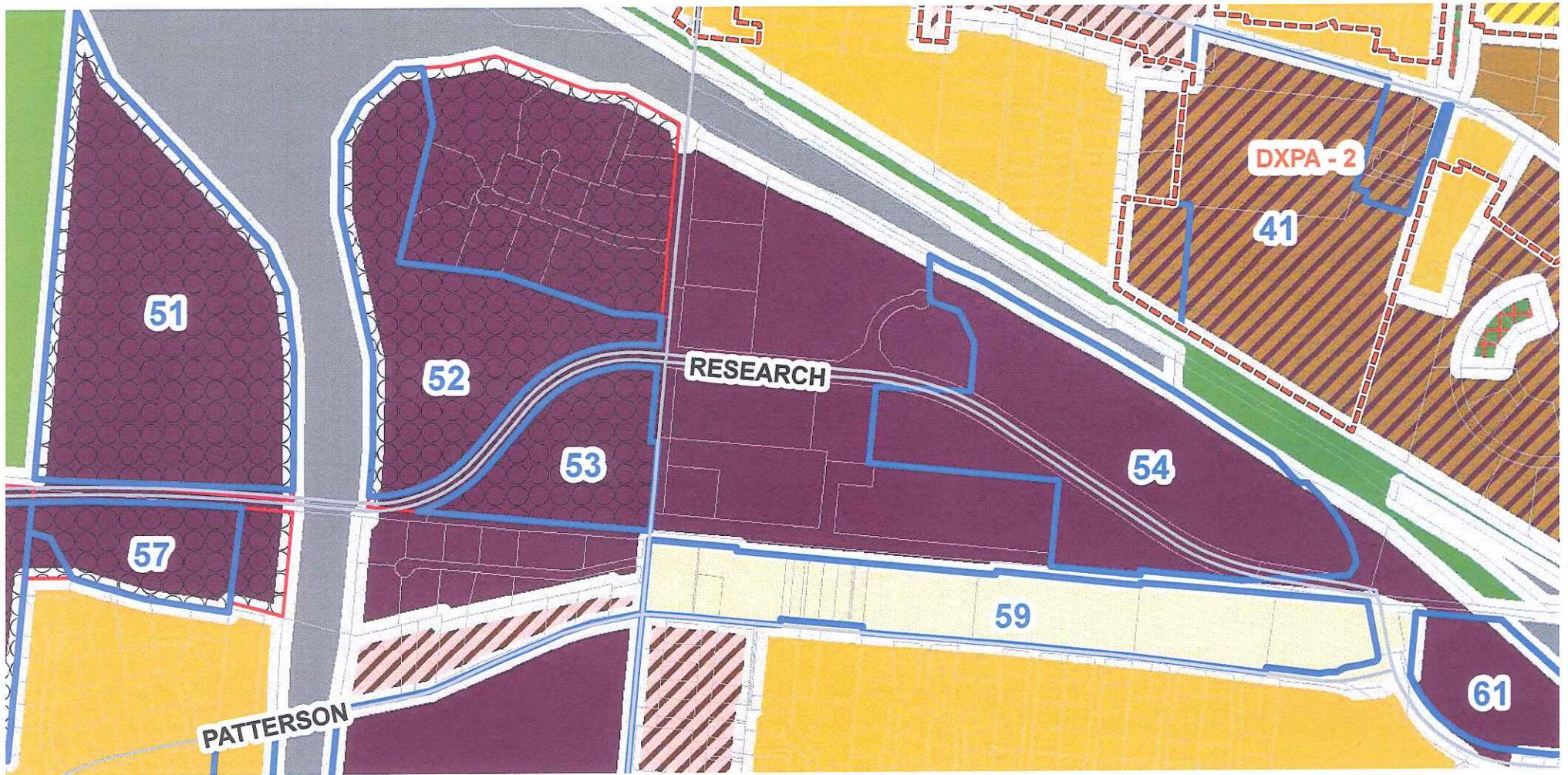
EXECUTIVE

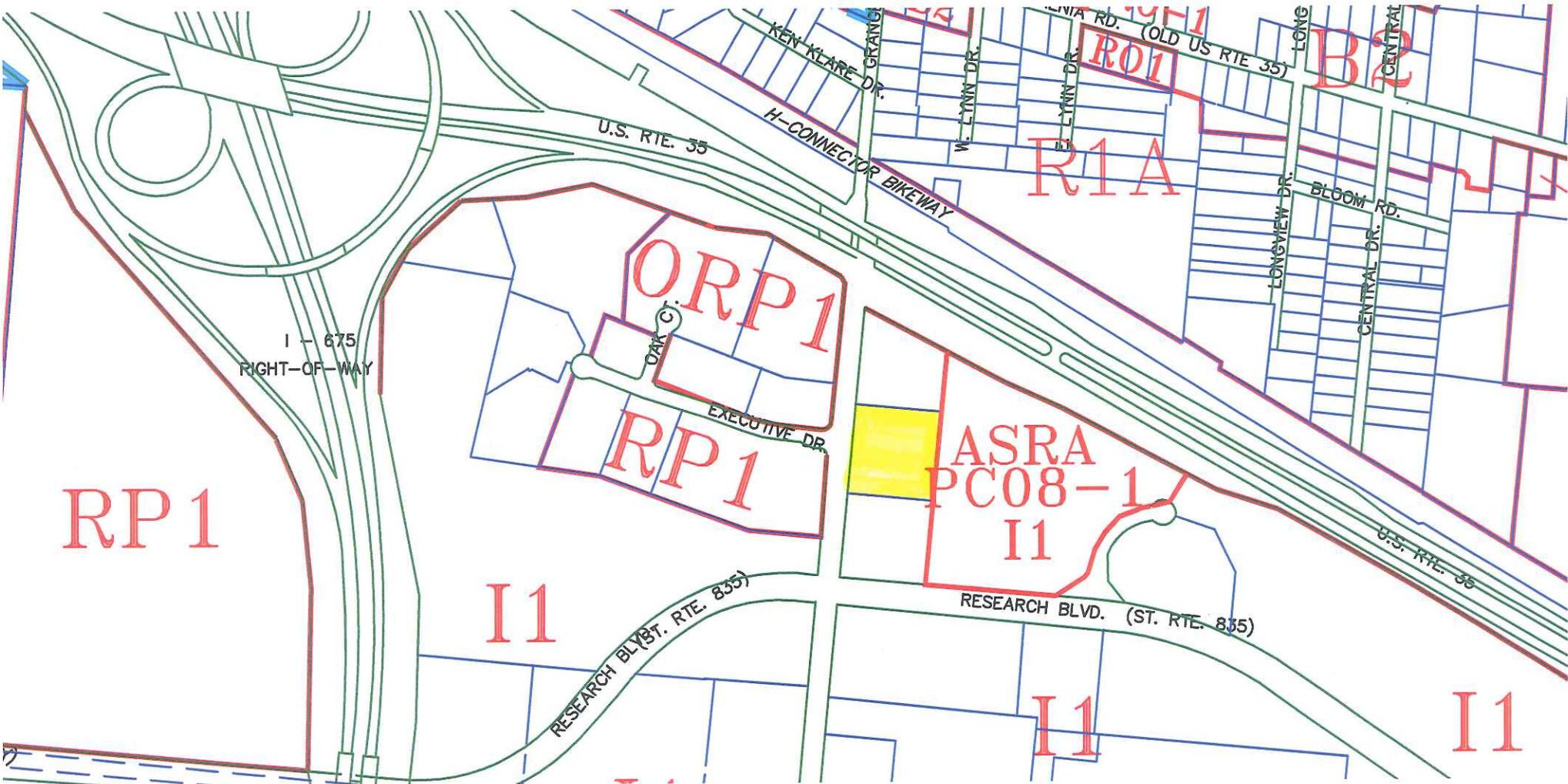
OAK

RESEARCH  
RESEARCH

TECHNOLOGY

1 inch = 200 feet





interoffice  
MEMORANDUM

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**To:** Beavercreek City Council  
**From:** Dianne Lampton, Clerk of Council   
**Subject:** 2016 Council Appointments to Local Agencies  
**Date:** January 20, 2016

Attached is an updated Council Appointment Sheet. This information is based on the results of your discussion at the January 16, 2016 Council Advance.

A member of Council will need to make a motion to accept the appointments to the local agencies. A majority voice vote is needed to pass the motion.

Thank you.

## 2016 Council Appointments to Local Agencies

LOCAL AGENCY	INFORMATION	PRIMARY	SECONDARY
Greene CATS Board Liaison		Whilding	Litteral
	Meetings are 1st Monday of the Month Month & Steering Committee meetings are after full council		
Greene County Family and Children First Council	Meetings in February, May, August and November	Vann	Whilding
Greene County Water Advisory Task Force		Jarvis	Litteral
Investment Committee		Litteral	Wallace
Mayor and Managers		Stone	Vann
Miami Valley Regional Planning Commission		Wallace	Whilding
Upper Little Miami River TMDL (Total Max Daily Load)		Upton	Whilding



**CITY COUNCIL**  
**Regular Meeting – February 8, 2016 6:00 p.m.**  
**Council Chambers**

1368 Research Park Dr  
Beavercreek, Ohio

- I. CALL TO ORDER
- II. ROLL CALL
- III. PLEDGE AND MOMENT OF SILENCE – Council Member Jarvis
- IV. APPROVAL OF AGENDA
- V. APPROVAL OF MINUTES
- VI. ORDINANCES, RESOLUTIONS AND PUDS
  - A. Ordinance 16-01 Z-16-1 TCN Behavioral Rezoning, I-1 to RP-1 (Second Reading)
  - B. Ordinance 16-02 BAN for Not To Exceed \$1.5 million, Lofino Plaza Renovation (First Reading)
  - C. Resolution 16-03 Authorizing Reimbursement of Park Fund for Lofino Plaza Renovation after sale of BAN
  - D. Resolution 16-04 Park Maintenance Agreement
- VII. CITY MANAGER'S REPORT
- VIII. MAYOR'S REPORT
- IX. COUNCIL TIME
- X. CITIZEN COMMENTS
- XI. EXECUTIVE SESSION
- XII. ADJOURNMENT

**DRAFT**



**AGENDA  
CITY COUNCIL**

1368 Research Park Dr  
Beavercreek, Ohio

**Work Session – Tuesday, February 16, 2016, 5:00 p.m.  
Council Chambers**

- I. CALL TO ORDER
- II. ROLL CALL
- III. APPROVAL OF AGENDA
- IV. DISCUSSION ITEMS
  - A. U.S. 35 Super Street
  - B. CALEA Process
- V. COUNCIL COMMITTEE/EVENT UPDATES
- VI. ADJOURNMENT

DRAFT

# PLANNING DEPARTMENT STATUS REPORT

*January 21, 2016*

## CITY COUNCIL

### January 25, 2016

- Z-16-1, TCN Behavioral, public hearing, first reading
- 

### February 8, 2016

- Z-16-1, TCN Behavioral, public hearing, second reading
- 

### February 22, 2016

- Z-16-1, TCN Behavioral, third reading
- 

### Tabled / Delayed / Pending

-

## PLANNING COMMISSION

### February 3, 2016

- PUD 93-4, Amendment 1/16, Ashton Brook Phase 5, public hearing
- PUD 15-3, SSP #1, AAA-Bob SumereI Tire, public hearing
- Z-16-2, 4230 Dayton-Xenia, public hearing

### March 2, 2016

- 
- 

### Currently Tabled / Delayed

- 

### Commercial Permits Submitted and Under Review

- Advance Auto
- Sam's Fuel Station

**BOARD OF ZONING APPEALS**

February 10, 2016

- 
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Currently Tabled or Delayed

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