



CITY COUNCIL
Regular Meeting – September 14, 2020 6:00 p.m.
Council Chambers

1368 Research Park Dr
Beavercreek, Ohio

This meeting will be held in the Council Chamber. Social distancing will be observed and it is asked that anyone wishing to attend the meeting in person to please wear a face mask.

Public Comments:

All persons present shall be given an opportunity to be heard on proposed legislation during a public hearing. Citizen Comments is also an opportunity to be heard regarding any topic. For those not wishing to appear in person but wish to make a public comment, please feel free to send an email to the Clerk of Council at: miscisin@beavercreekohio.gov or call (937) 320-7388. Comments must be received by 4:00 p.m., Monday, September 14, 2020 to be considered for the meeting. Please be very specific on which legislation you are addressing or if your comment is to be heard during the Citizen Comment section of the meeting. Thank you

- I. CALL TO ORDER
- II. ROLL CALL
- III. PLEDGE AND PRAYER/MOMENT OF SILENCE – Council Member Schwartz
- IV. APPROVAL OF AGENDA
- V. APPROVAL OF MINUTES
 - A. August 10, 2020 Regular Meeting
 - B. August 17, 2020 Work Session
- VI. PUBLIC HEARING – PC 20-8 Zoning Code Text Amendment
 - A. Staff Presentation
 - B. Public Input
 - C. Council Input
 - D. Ordinance 20-19 (First Reading)
- VII. PUBLIC HEARING – PC 20-6 ASRA Dayton-Xenia Marathon Food Mart
 - A. Applicant Presentation
 - B. Staff Presentation
 - C. Public Input
 - D. Council Input
 - E. Motion
- VIII. ORDINANCES, RESOLUTIONS AND PUDS
 - A. Ordinance 20-20 Massage Registration Requirements (First Reading)
 - B. Ordinance 20-21 Bikeway Regulation Updates (First Reading)
 - C. Resolution 20-23 Selective Traffic Enforcement Program (STEP) Grant
 - D. Resolution 20-24 Impaired Driving Enforcement Program (IDEP) Grant
- IX. COUNCIL TIME
- X. MAYOR'S REPORT
- XI. CITY MANAGER'S REPORT
- XII. CITIZEN COMMENTS
- XIII. ADJOURNMENT

BEAVERCREEK CITY COUNCIL
REGULAR MEETING August 10, 2020 6:00 p.m.

CALL TO ORDER

Mayor Stone called the meeting to order followed by roll call

PRESENT: Council Member Bales, Council Member Curran, Council Member Duerr, Council Member Schwartz, Vice Mayor Adams, Mayor Stone

ABSENT: Council Member Garcia

Council Member Curran MOVED to excused Council Member Garcia, seconded by Council Member Duerr. Motion PASSED by majority voice vote.

ALSO IN ATTENDANCE: Randy Burkett, Acting Planning and Development Director; Dennis Evers, Chief; Jeff Fiorita, Deputy Chief; Bill Kucera, Financial Administrative Services Director; Pete Landrum, City Manager; Josh Lounsbury, Legal Counsel; Dianne Miscisin, Clerk of Council; Sandra Pereira, City Planner; Mike Thonnerieux, Public Administrative Services Director

PLEDGE

Council Member Duerr led the pledge and a prayer.

APPROVAL OF AGENDA

Council Member Curran MOVED to approve the agenda, seconded by Council Member Bales. Motion PASSED by majority voice vote.

APPROVAL OF MINUTES

Council Member Bales MOVED to approve the July 25, 2020 Annual Council/Management Strategy Minutes, seconded by Vice Mayor Adams. Motion PASSED by majority voice vote.

Council Member Duerr MOVED to approve the July 27, 2020 Regular Meeting Minutes, seconded by Council Member Bales. Motion PASSED by majority voice vote.

PRESCCHEDULED PRESENTERS

Beavercreek City Schools Update, Paul Otten, Superintendent and JoAnn Rigano, School Board President

Mr. Otten thanked council for the invite. He said everything changed when the students were sent home on March 16th and ever since the schools were dealing with a lot of unknowns and changes on a daily basis. He explained that students had three models to choose from for their return to school; traditional, blended and

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remote. Most were choosing the traditional option. He reviewed the process for returning to school and the processed that had been put into place with regards to cleaning and sanitizing.

Ms. Rigano explained the new normal was dealing with constant change. They respected the parents' importance to have choices and the need to work as a team. She said this was going to be a difficult year.

Police Promotions, Recognitions and Awards, Chief Evers

Chief Evers reviewed the awards that have been received by various members of the police department. He said the department received their CALEA Accreditation Award for the seventh time since 1999, the third time with Excellence

ORDINANCES, RESOLUTIONS AND PUDS

Ordinance 20-15 PC 20-3 Land Use Plan Update (Second Reading)

Clerk Miscisin read an Ordinance amending the Land Use Plan in accordance with Chapter 158.171 (D) (1) of the Beaver creek Zoning Code.

Mayor Stone allowed public input on the second reading.

Curtis Notestine, 1852 Deerbrook Trail, Beaver creek, Ohio

Mr. Notestine said there was a danger and risk with solar farms. He said there are very hazardous chemicals used in the making of solar panels. He was concerned that in the case of a tornado, it would rip up the solar field and the chemicals would get into the ground water and contaminate the aquifers. He said the batteries used have lead acid and lithium ion and was concerned if the fire department had the equipment and training to fight a fire with the chemicals used. He also voiced geographic concerns in Ohio and the cost and maintenance and decommissioning of the panels.

Nicole Marvin, 1334 Bradfute Road, Xenia, Ohio

Ms. Marvin said solar power was only 12-20% efficient and always has to have a backup energy source. She questioned the plans for solar waste when the panels are outdated or damaged. She questioned the wildlife in the area and how they would be effected. She questioned who would clean up the site if it were to be abandoned. She had listed many issues to be considered with solar fields.

Mr. Burkett said the city had not received any applications for any solar farms. He said they were talking about the Lane Use Plan and solar farms was part of the Zoning Code which was the next legislation on the agenda. He said the only districts solar farms would allowed in the future would be industrial districts. He also said from an economic standpoint, solar farms would need to be more than

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ten acres. He explained any development over ten acres would need to be rezoned and go through the PUD process. He said they were putting regulations in the code should the city receive any applications.

Council Member Curran MOVED to approve Ordinance 20-15, seconded by Council Member Bales. Motion PASSED by majority voice vote.

Ordinance 20-16 PC 20-4 Zoning Code Update (Second Reading)

Clerk Miscisin read an Ordinance amending the Zoning Code in accordance with Chapter 158.175 of the City of Beavercreek Zoning Code.

Council Member Bales suggested if there were a solar farm application that there be multiple readings for it.

Ms. Pereira clarified the conditional use approval for a solar farm would require only one Planning Commission meeting. If a property is over ten acres, which private solar farms would more than likely be over ten acres, it would have to go through the PUD process which would be a minimum of five public hearings before it would be approved.

Council Member Schwartz MOVED to approve Ordinance 20-16, seconded by Council Member Curran. Motion PASSED by majority voice vote.

Ordinance 20-18 Supplement to the Code of Ordinance S-34 (Emergency)

Clerk Miscisin read an Ordinance enacting and adopting a supplement to the code of Ordinances for the City of Beavercreek and declaring an emergency.

Clerk Miscisin explained the codification process and how this was updating the Code of Ordinances based on 2019's legislation and updates from the Ohio Revised Code.

Council Member Schwartz MOVED to approve Ordinance 20-18 as an emergency, seconded by Council Member Duerr. Motion PASSED by a roll call vote of 7-0.

Resolution 20-19 Electric Generation Supply Agreement with Miami Valley Cable Council (MVCC)

Clerk Miscisin read a Resolution authorizing the City Manager to execute amendment no. 5 to an agreement for electric generation supply with a competitive retail electric service provider.

Mr. Landrum explained MVCC is recommending an extension of the agreement to maintain low rates until 2024 for commercial government buildings and lights.

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Council Member Duerr MOVED to approve Resolution 20-19, seconded by Council Member Curran. Motion PASSED by majority voice vote.

Resolution 20-20 Approval of City Appointment of Planning and Development Director

Clerk Miscisin read a Resolution by Beavercreek City Council recognizing Randy Burkett's service to the City of Beavercreek and approving the City Manager's appointment of Randy Burkett to the position of Planning and Development Director.

Mr. Landrum explained that Mr. Burkett has been with the City as City Planner for 13 years. He was appointed as interim Planning Director in February and has done an outstanding job. Mr. Burkett is also fifth generation Beavercreek resident along with his education that he made him the best choice for fill the Planning and Development Director position. Mr. Landrum asked for Council's approval of the appointment of Mr. Burkett for the position of Planning and Development Director.

Mr. Burkett thanked Mr. Landrum for the opportunity and looked forward to his continued growth with the City.

Council Member Schwartz MOVED to approve Resolution 20-20, seconded by Vice Mayor Adams. Motion PASSED by majority voice vote.

Resolution 20-21 Acceptance of DARE Grant

Clerk Miscisin read a Resolution authorizing the Police Department to accept the Ohio Attorney General's Drug Use Prevention (D.A.R.E.) Grants Program funding.

Deputy Chief Fiorita said this Resolution would allow the Police Chief to accept state grant monies to be applied to the DARE Officer's salary during the school year. The grant is through the Ohio Attorney General's office and the Beavercreek Police Department would receive \$24,617.10 for the 2020-2021 school year. The DARE Officer teaches approximately 600 students per year.

Council Member Curran MOVED to approve Resolution 20-21, seconded by Council Member Schwartz. Motion PASSED by majority voice vote.

LIQUOR PERMITS

Basils on Market LLC (New)

August 10, 2020

Deputy Chief Fiorita said the Ohio Division of Liquor Control sent police notification referencing a new D5J permit for Basils on Market LLC., 2729 Fairfield Commons, Beavercreek, Ohio 45431. The records checks required by the Ohio Department of Commerce – Division of Liquor Control were conducted on the Business officers/shareholders for this application request. Staff recommend this application request move forward without comment.

Vice Mayor Adams MOVED to approve without comment, seconded by Council Member Duerr. Motion PASSED by majority voice vote.

DECISION ITEMS

Appointments to Boards and Commissions

Planning Commission (1 Vacancy)

Council Member Duerr MOVED to open nominations for the Planning Commission, seconded by Vice Mayor Adams. Motion PASSED by majority voice vote.

Council Member Bales nominated Keith Ayers.

Council Member Curran MOVED to close nominations for the Planning Commission, seconded by Council Member Bales. Motion PASSED by majority voice vote.

Council Member Bales MOVED to appoint Keith Ayers to the Planning Commission for the term ending February 28, 2022, seconded by Council Member Curran. Motion PASSED by majority voice vote.

Board of Zoning Appeals (2 Vacancies)

Council Member Duerr MOVED to open nominations for the Board of Zoning Appeals, seconded by Council Member Curran. Motion PASSED by majority voice vote.

Council Member Schwartz nominated Wendy Rodgers.

Council Member Bales MOVED to close nominations for the Board of Zoning Appeals, seconded by Council Member Duerr. Motion PASSED by majority voice vote.

Council Member Schwartz MOVED to appoint Wendy Rodgers to the Board of Zoning Appeals for the term ending February 28, 2021, seconded by Council Member Bales. Motion PASSED by majority voice vote.

Environmental Advisory Board (4 Vacancies)

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Council Member Bales MOVED to open nominations for the Environmental Advisory Board, seconded by Vice Mayor Adams. Motion PASSED by majority voice vote.

Council Member Duerr nominated Adedeji Badiru. Council Member Bales nominated Jason Tincu.

Council Member Bales MOVED to close nominations for the Environmental Advisory Board, seconded by Council Member Schwartz. Motion PASSED by majority voice vote.

Council Member Bales MOVED to appoint Adedeji Badiru and Jason Tincu to the Environmental Advisory Board for the term ending February 28, 2022, seconded by Council Member Schwartz. Motion PASSED by majority voice vote.

Youth Development Committee (minimum 1 Vacancy)

Council Member Duerr MOVED to open nominations for the Youth Development Committee, seconded by Vice Mayor Adams. Motion PASSED by majority voice vote.

Council Member Bales nominated Gina Turlington. Mayor Stone nominated Terresa Petty.

Vice Mayor Adams MOVED to close nominations for the Youth Development Committee, seconded by Council Member Bales. Motion PASSED by majority voice vote.

Council Member Bales MOVED to appoint Terresa Petty and Gina Turlington to the Youth Development Committee for the term ending February 28, 2022, seconded by Council Member Schwartz. Motion PASSED by majority voice vote.

COUNCIL TIME

Council Member Curran attended the income tax seminar that was held at the Lofino Center which was well attended and had good discussion. He expressed his sympathies to Captain Molnar's family.

Council Member Schwartz commented on the police awards. She said it's wonderful to see the positive outcomes with the police and the schools. She had observed that there have been a lot more people out and about visiting local businesses.

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Council Member Duerr said his family has been using the tennis facilities as a family and encouraged residents to enjoy the facilities. He said the Chamber of Commerce was having a virtual lunch and learn on August 25th.

Council Member Bales thanked the schools for their presentation. He said the Chief has a fantastic staff and knew we are in good hand in the future. He said the parks department has a golf scramble at the end of the month and proceeds go to the parks system. He asked everyone to shop locally as much as possible. He asked that everyone to get the facts related to the income tax to make an informed decision.

Vice Mayor Adams congratulated the three Beavercreek police officers recently promoted. He congratulated the other award winners. He said there would be a Citizens Police Academy for residents starting in September. He expressed his condolences to Captain Molnar and his family. He asked everyone to support local businesses.

MAYOR'S REPORT

Mayor Stone thanked the police for the fantastic job they do. He asked that everyone complete the census if they had not already done so.

CITY MANAGER'S REPORT

Mr. Landrum reviewed the resurfacing on I-675. He reviewed the activities, programs and special events being provided by the Beavercreek Senior Center. There will be a drive-thru corn roast on Tuesday, August 25th from 11:30 a.m. – 1:00 p.m. at the Senior Center.

CITIZEN COMMENTS

There being no comments. Citizen Comments was closed.

ADJOURNMENT

Council Member Curran MOVED to adjourn the meeting at 8:16 p.m., seconded by Vice Mayor Adams. Motion PASSED by majority voice vote.

Bob Stone, Mayor

August 10, 2020

ATTEST:

Dianne Miscisin
Clerk of Council
Cmin08102020

BEAVERCREEK CITY COUNCIL
COUNCIL WORK SESSION, August 17, 2020 5:00 p.m.

CALL TO ORDER

Mayor Stone called the meeting to order followed by roll call

PRESENT: Council Member Bales, Council Member Curran, Council Member Duerr, Council Member Garcia; Council Member Schwartz, Vice Mayor Adams, Mayor Stone

ABSENT: None

Council Member Bales MOVED to excuse Council Member Garcia, seconded by Vice Mayor Adams. Motion PASSED by majority voice vote.

ALSO IN ATTENDANCE: Randy Burkett, City Planner; Dennis Evers, Chief of Police; Jeff Fiorita, Deputy Chief of Police; Bill Kucera, Financial Administrative Services Director; Pete Landrum, City Manager; Steve McHugh, Legal Counsel; Dianne Miscisin, Clerk of Council; Mike Thonnerieux, Public Administrative Services Director

APPROVAL OF AGENDA

Council Member Curran MOVED to approve the agenda as amended, seconded by Council Member Schwartz. Motion PASSED by majority voice vote.

DISCUSSION ITEMS

Bikeway and Non-Motorized Transportation Advisory Committee (BANTAC) Updates

Keith Hutchinson explained the need for consistency between the local communities with regards to e-bikes. He was recommending the city following H.B. 250 that clarifies the different classifications of e-bikes and the rules of what is permitted on bike paths.

Council Member Garcia arrived at 5:04 p.m.

He said biking is a fast growing segment along with e-bikes. He suggested posting the rules along the path as well.

Matt Anderson reviewed an inconsistency in the Ordinances with regards to bells being required versus bells may be equipped on bikes. The current ORC code states bikes may be equipped with a bell. It was the BANTAC's suggestion to change the Ordinance to match the ORC which is also what most communities do. He said most people are taught to use their voice on the bike path

CARES Act Update

August 17, 2020

Mr. Thonnerieux gave an overview of how the CARES Act Funds were being utilized within the city. 75% of the funds will be applied to salaries and benefits of those employees who were not working during the time when everything was shut down. The remaining funds are being used for PPE supplies and upgraded filters for the HVAC systems.

Calendar and Timelines

Mr. Thonnerieux reviewed the timeline with regards to the income tax and how to get the information out to the community. The city's information is to educate and make the residents aware of what is going on. Public education will start with the In Touch that will be hitting the mailboxes this week. There will also be a special edition of the In Touch that will hit the mailboxes thirty days prior to Election Day. Post cards will go out right after the absentee ballots do. They will not be doing yard signs but will have a larger social media presence.

COUNCIL TIME

Council discussed committee events they had attended and activities they participated in.

ADJOURNMENT

Council Member Curran MOVED to adjourn the meeting at 6:16 p.m., seconded by Council Member Garcia. Motion PASSED by majority voice vote.

Bob Stone, Mayor

ATTEST:

Dianne Miscisin
Clerk of Council
Cmin08172020WorkSession

PC

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

Meeting Date: September 14, 2020	Reference Topic: PC 20-8 Zoning Code Amendment - Chickens
Agenda Reference No. VI. A-D	Ordinance 20-19

ACTION REQUESTED		
<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

RESPONSIBLE DEPARTMENT OR AGENCY		
<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 & Development
<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 _____

On July 2, 2020 the City received an application requesting an amendment to the Zoning Code, to allow the keeping of chickens in residential districts. This issue has been brought forward as part of general zoning code changes in 2012 and 2016, but was removed from each of the corresponding Ordinances.

Planning Commission reviewed the application at its August 5th meeting, and passed a Resolution of recommending approval. A condition was added by Planning Commission that they review the regulations in two years and make recommendations to City Council as necessary. Two regulations were added after Planning Commission approved the attached, and are highlighted in red underline text in Exhibit A. Further details will be provided at the meeting.

Public input is included in your packets.

RECOMMENDATION:

Planning Commission recommends approval of this application as described in the attached Resolution.

PROCEDURAL OPTIONS FOLLOWING ACTION:

City Council may choose to approve, disapprove, modify or table this application for further review.

ORDINANCE NO. 20-19

CITY OF BEAVERCREEK

SPONSORED BY COUNCIL MEMBER _____ ON THE
14TH DAY OF SEPTEMBER, 2020.

**AN ORDINANCE AMENDING THE ZONING CODE IN ACCORDANCE
WITH CHAPTER 158.175 OF THE CITY OF BEAVERCREEK ZONING
CODE.**

WHEREAS, the City of Beavercreek Planning Commission has determined it necessary to make certain additions, deletions and changes to the City of Beavercreek Zoning Code; and

WHEREAS, following a public hearing held on August 5, 2020, Planning Commission voted to recommend the additions, deletions and changes to the City of Beavercreek Zoning Code to Beavercreek City Council; and

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

NOW, THEREFORE THE CITY OF BEAVERCREEK HEREBY ORDAINS:

SECTION I

The current language, numbers and words of various sections of the City of Beavercreek Zoning Code shall be, and hereby is, amended with the additions, deletions and changes as described in Attachment A, dated September 9, 2020.

SECTION II

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.

SECTION III

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

PASSED this _____ day of _____, 2020.

Bob Stone, Mayor

ATTEST:

Dianne Miscisin, Clerk of Council

SUMMARY

This Ordinance adopts the proposed changes to the City of Beavercreek Zoning Code as described in Attachment A dated September 9, 2020.

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

EXHIBIT A

Greene County animal control officer, or other designee, and the cost of the same shall be borne by the property owner and/or chicken owner.

(B) *Permits required.*

(1) An accessory structure permit is required prior to the construction of the chicken coop and shall count toward the maximum allowed square footage of accessory structures in a residential district, as defined in 158.104 (E) (1).

(2) Prior to the introduction of chickens on the property, the property owner or his designee must apply for, and receive a separate Keeping of Chickens in a Residential District permit.

(a) *Revocation of Permit.* The Keeping of Chickens in a Residential District permit may be revoked by the City where it is deemed there is a risk to public health or safety, or for any violations of or failure to comply with any of the provisions of this section. Should the Keeping of Chickens in a Residential District permit be revoked, all chickens shall be removed from the property in a timely manner.

(C) *Future Review.* These regulations shall be reviewed in two years by the Planning Commission with recommendation to City Council for modifications as deemed appropriate.

(~~C~~D) *Violations.* Any property containing chickens which fails to meet the requirements of this section shall be deemed to be in violation of this section and of the Zoning Code.

(E) *Private Covenants and Restrictions.* Though not enforced by the City, nothing in this section shall be construed as negating or superseding any private covenants and restrictions established in individual subdivisions.

EXHIBIT A

§ 158.123 KEEPING OF CHICKENS IN RESIDENTIAL DISTRICTS.

The keeping of chickens (*Gallus gallus domesticus*) is prohibited in the City of Beavercreek, except where an *AGRICULTURAL ACTIVITY* is permitted, or on properties used for one-family residential purposes under the following conditions:

(A) *General Regulation.*

(1) *Maximum number of chickens.* The maximum number of chickens shall be based on the following lot sizes:

(a) Lots less than 15,000 square feet shall not be permitted to keep or house chickens

(b) Lots that are 15,000 square feet or greater shall be permitted a maximum of six (6) chickens.

(c) Chickens shall not be permitted on multi-family or two-family residentially zoned properties.

(2) *Roosters.* Roosters shall not be permitted to be housed or kept on any residentially zoned property within the City.

(3) *Containment of Chicken.* Chickens shall be kept contained within a pen, coop or within a fenced in rear yard at all times. The minimum height of a fence for the containment of chickens shall be 48".

(4) *Chicken pens or chicken coops.* The chicken pen or chicken coop shall conform to the following standards:

(a) Coops or pens must be constructed of a solid wood, composite or vinyl material and be constructed so as to prevent rodents, wild birds, predators, dogs, and cats from accessing feed and the chickens.

(b) Coops or pens shall only be permitted in the rear yard of the property, completely to the rear of the primary structure.

(c) Coops or pens may not be located any closer than twenty (20) feet from any property line of an adjacent property.

(d) Coops or pens must be kept clean, dry, odor-free and free from accumulated manure. Any stored manure must be kept in a fully enclosed structure or container.

(e) Sheds and/or detached garages that are utilized to house and/or store chickens shall still meet the setbacks set forth in subsection 158.123 (c) above.

(5) *Processing of Chicken.* Chickens shall not be permitted to be slaughtered in ordinary public view.

(6) *Nuisances.* Odors from chickens, chicken manure, or other chicken-related substances shall not be perceptible at the property boundaries. The property owner and/or chicken owner shall take all necessary action to reduce the attraction of predators and rodents and the potential infestation of insects, predators and parasites that may result in unhealthy conditions to human habitation. Should said infestation occur, the chickens and/or parasites and insects may be removed by the City, through the



Info provided by Applicant

How Much Space Do My Chickens Need?

by McMurray Staff | Aug 2, 2011 | Chicken Coops | 6 comments

Chickens will be happier and healthier if they are let out during the day to forage. At night, they need protection against predators, so they should be kept in a chicken coop or shelter. The proper size of the coop depends on how many birds you have, what size they are, and whether you let them out to forage during the day or keep them confined to the coop.

If the coop is too small, manure will build up quickly in it, and ammonia levels in the air can become quite high. This is not good for you or your chickens. Chickens will also tend to peck each other more, and they will be more subject to disease. It's best to make sure your chickens have plenty of coop space.

Below, we give the minimum number of square feet needed per bird. To determine the what size your coop needs to be, multiple that number by the number of birds that you plan to house in the coop.

Heavy Breeds

For heavy breeds, like Barred Rocks or Buff Orpingtons, if you let your chickens out to forage during the day, then the coop that you put them in at night should have at least 4 square feet of space per bird. Thus, a 4' by 8' coop would be adequate for about 8 birds.

If you keep your chickens confined to the coop at all times, then you should provide 10 square feet per bird. In this case, a 5' by 10' coop would be adequate for 5 birds.

Light Breeds

For lighter breeds, like the White Leghorn, chickens that are allowed to forage outside during the day should have at least 3 square feet per bird, so a 4' x 8' coop could house

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10-11 birds.

Chickens that are confined should be given at least 7 1/2 square feet of space, so a 5' by 10' coop would be big enough for about 6 chickens.

Bantams

Bantams, being smaller, don't need as much space per bird. This is one reason they are popular in backyard flocks. 2 square feet per bird is adequate if they are allowed daytime forage, so a 4' by 8' coop could house 16 bantams.

We recommend a minimum of 5 square feet per bantam if they are kept confined, so a 5' by 10' coop could contain 10 bantams.

For more information about raising chickens, see Storey's Guide to Raising Chickens.

6 Comments

Gene on August 28, 2011 at 10:13 AM

Do chickens need extra heat when the temperature gets below freezing?

Matthew Pressly on August 29, 2011 at 12:20 PM

Gene, please see this article on our blog for information about keeping chickens during cold weather:

[Preparing Your Flock for Winter, Part 1](#)

Hannah Kooiman on August 25, 2011 at 10:20 PM

At what age or size will the chickens be safe to let outside to forage? We have a number of barn cats that have shown great interest in the chicks.

Matthew on August 26, 2011 at 3:07 PM

Normally, domestic cats will not harm fully mature chickens, but we have heard of feral cats harming even fully grown chickens. Your cats, being barn cats, might tend to be more aggressive than the "average" domestic cat.

RESOLUTION

CITY OF BEAVERCREEK
PLANNING COMMISSION
August 5, 2020

RE: PC 20-8 Beaver Creek
Zoning Code Updates

WHEREAS, the City of Beaver Creek Planning Commission has determined it necessary to make certain corrections and additions to the Beaver Creek Zoning Code; and

WHEREAS, public hearing was held on August 5, 2020 by the Beaver Creek Planning Commission at which time all people who wished to testify gave their comments at the public hearing.

NOW, THEREFORE BE IT RESOLVED that the Planning Commission recommends to the Beaver Creek City Council:

SECTION I

The City of Beaver Creek Planning Commission recommends to City Council adoption of the amendment to the Zoning Code as attached in "Exhibit A" July 29, 2020.

SECTION II

1. The approved Zoning Code shall be amended as described in "Exhibit A" dated July 29, 2020.

SECTION III

These papers relating to the Zoning Code changes shall be submitted with this resolution to City Council.

The Clerk is directed to transmit the case to City Council for further determination as required by law.

ADOPTED: August 5, 2020

VOTING FOR ADOPTION: Alex Hight
Nicholas Loftis
Michael Self

VOTING AGAINST: Jonathon Meyer

ABSENT: None

Attest: Melissa Mulvaney

[Signature]
Chairman

EXHIBIT A

§ 158.123 KEEPING OF CHICKENS IN RESIDENTIAL DISTRICTS.

The keeping of chickens (*Gallus gallus domesticus*) is prohibited in the City of Beavercreek, except where an *AGRICULTURAL ACTIVITY* is permitted, or on properties used for one-family residential purposes under the following conditions:

(A) *General Regulation.*

(1) *Maximum number of chickens.* The maximum number of chickens shall be based on the following lot sizes:

(a) Lots less than 15,000 square feet shall not be permitted to keep or house chickens

(b) Lots that are 15,000 square feet or greater shall be permitted a maximum of six (6) chickens.

(c) Chickens shall not be permitted on multi-family or two-family residentially zoned properties.

(2) *Roosters.* Roosters shall not be permitted to be housed or kept on any residentially zoned property within the City.

(3) *Containment of Chicken.* Chickens shall be kept contained within a pen, coop or within a fenced in rear yard at all times. The minimum height of a fence for the containment of chickens shall be 48".

(4) *Chicken pens or chicken coops.* The chicken pen or chicken coop shall conform to the following standards:

(a) Coops or pens must be constructed of a solid wood, composite or vinyl material and be constructed so as to prevent rodents, wild birds, predators, dogs, and cats from accessing feed and the chickens.

(b) Coops or pens shall only be permitted in the rear yard of the property, completely to the rear of the primary structure.

(c) Coops or pens may not be located any closer than twenty (20) feet from any property line of an adjacent property.

(d) Coops or pens must be kept clean, dry, odor-free and free from accumulated manure. Any stored manure must be kept in a fully enclosed structure or container.

(5) *Processing of Chicken.* Chickens shall not be permitted to be slaughtered in ordinary public view.

(6) *Nuisances.* Odors from chickens, chicken manure, or other chicken-related substances shall not be perceptible at the property boundaries. The property owner and/or chicken owner shall take all necessary action to reduce the attraction of predators and rodents and the potential infestation of insects, predators and parasites that may result in unhealthy conditions to human habitation. Should said infestation occur, the chickens and/or parasites and insects may be removed by the City, through the Greene County animal control officer, or other designee, and the cost of the same shall be borne by the property owner and/or chicken owner.

EXHIBIT A

(B) *Permits required.*

(1) An accessory structure permit is required prior to the construction of the chicken coop and shall count toward the maximum allowed square footage of accessory structures in a residential district, as defined in 158.104 (E) (1).

(2) Prior to the introduction of chickens on the property, the property owner or his designee must apply for, and receive a separate Keeping of Chickens in a Residential District permit.

(a) *Revocation of Permit.* The Keeping of Chickens in a Residential District permit may be revoked by the City where it is deemed there is a risk to public health or safety, or for any violations of or failure to comply with any of the provisions of this section. Should the Keeping of Chickens in a Residential District permit be revoked, all chickens shall be removed from the property in a timely manner.

(C) *Future Review.* These regulations shall be reviewed in two years by the Planning Commission with recommendation to City Council for modifications as deemed appropriate.

(D) *Violations.* Any property containing chickens which fails to meet the requirements of this section shall be deemed to be in violation of this section and of the Zoning Code.

HOME & FAMILY (/HOME-FAMILY/)

Your Home



Backyard Chicken Ownership Booming During Pandemic

Rental options make it even easier to raise a flock and get fresh eggs

by Karen Doll, [AARP \(https://www.aarp.org\)](https://www.aarp.org), July 8, 2020 | Comments: 6



ADAMKAZ/GETTY IMAGES

[En español \(/espanol/hogar-familia/casa-jardin/info-2020/criar-gallinas-en-el-patio.html?intcmp=AE-HOME-TOESP-TOGL\)](#) | High school teacher Patty McDermott was already an avid gardener and beekeeper when she decided to add chickens to the mix during the [coronavirus \(/health/conditions-treatments/info-2020/coronavirus-facts.html\)](#) quarantine.

McDermott, 55, of Pittsburgh, rented five juvenile chickens plus a coop from a Pennsylvania-based company called Rent The Chicken. She named each of the hens, including her pudgy Buff Orpington, after one of her five grandchildren and sends the kids daily videos of “their” chicken. Unexpectedly, the feathered fowl have provided a fun bonding opportunity with her grandchildren. The fresh eggs are a bonus.

"They are our ...[COVID entertainment \(/home-family/your-home/info-2020/share-stay-at-home-stories.html\)](/home-family/your-home/info-2020/share-stay-at-home-stories.html)," McDermott says. "It keeps my grandkids busy watching the videos."

As social distancing continues, more people like McDermott are opting for backyard chicken ownership, even in cities and suburbs. They get healthier, tastier eggs with bright yellow yolks. According to a [2007 Mother Earth News study \(https://www.motherearthnews.com/real-food/free-range-eggs-zmaz07onzgoe#:~:text=That%E2%80%99s%20the%20conclusion%20we%20have,1%2F3%20less%20choles](https://www.motherearthnews.com/real-food/free-range-eggs-zmaz07onzgoe#:~:text=That%E2%80%99s%20the%20conclusion%20we%20have,1%2F3%20less%20choles) free-range eggs contain a third less cholesterol and a quarter less saturated fat — as well as more vitamin A and E, beta-carotene and omega-3 fatty acids — than grocery store eggs.

The birds also provide companionship. Chickens are intelligent, sociable creatures who can form strong bonds with humans. Plus, a growing number of chicken rental businesses make it easier than ever to try out backyard chickens in order to see if the pastime works for you.



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Do some prep work

Start by familiarizing yourself with poultry-keeping ordinances in your area. You can find these online or by calling your local government agency. Most areas allow at least three hens, but some don't permit the noisier roosters. Fortunately, hens don't need a rooster to lay eggs.

Second, share your backyard chicken plan with your neighbors. While you typically don't need their permission, it's always a good idea to have their blessing.

Third, do some research, which includes talking to more experienced chicken keepers. Fresh Eggs Daily's [Beginner's Guide to Raising Backyard Chickens \(https://www.fresheggdaily.blog/2020/03/the-beginners-guide-to-raising-backyard.html\)](https://www.fresheggdaily.blog/2020/03/the-beginners-guide-to-raising-backyard.html) is a great place to start. Make sure to consider your overall budget and what your lifestyle looks like both pre- and post-pandemic.

Consider rental chickens

Renting chickens is a good way to get in on the backyard chicken-keeping trend without the stress of a long-term commitment.

Chicken rental businesses are booming. Jenn Tompkins, owner of Rent The Chicken, says many of her locations sold out this year, in part due to quarantining. "There was a big influx," she said. "Because people were at home, they now had time for chickens."

Companies like [RentACoop](https://www.rentacoop.com/) (<https://www.rentacoop.com/>) and [Rent The Chicken](http://www.rentthechicken.com/) (<http://www.rentthechicken.com/>), which deliver to locations across the country and in Canada, provide you with two to four egg-laying hens, a portable coop, feed, a feeder and waterer, and a handy guide for beginners. Rental periods vary from four weeks to six months and cost between \$250 and \$500. If you find yourself smitten with your new feathered friends, you can often purchase them, and your rental fee may go toward the total purchase price. You can even add more chickens or upgrade your coop for an extra fee.



SOLSTOCK/GETTY IMAGES

Plan your ideal first flock

First, consider whether you'd prefer day-old chicks or started pullets (hens 15 to 22 weeks old). Chicks offer more variety, are less expensive per bird and let you begin bonding from day one. However, chicks will need [special housing](https://www.fresheggdaily.blog/2018/02/beginners-guide-to-getting-started.html) (<https://www.fresheggdaily.blog/2018/02/beginners-guide-to-getting-started.html>), feed and a heat source. Hens usually begin laying at 18 to 24 weeks, so if you want eggs right away, started pullets are a good option. But you'll need a coop that is ready to go and properly equipped.

A hen typically lays an egg every 25 hours, but production is dependent on factors including temperature, breed, diet and environment.

An all-female flock of three to six birds is an ideal way to start. Gentle, friendly breeds such as Buff Orpington, Golden Comet, Silkie and Barred Plymouth Rock make excellent companions.

"I love the Black Australorp," says Lisa Steele, a fifth-generation chicken keeper and author of *Fresh Eggs Daily: Raising Happy, Healthy, Chickens Naturally*. "They're calm and docile, cold-hardy, and [are] great layers of large brown eggs."

Shopping for chickens

Hatcheries are some of the best places to get chickens. Many, such as the [Meyer Hatchery](https://www.meyerhatchery.com/) (<https://www.meyerhatchery.com/>) and [Cackle Hatchery](https://www.cacklehatchery.com/) (<https://www.cacklehatchery.com/>), are family-owned by veteran chicken keepers. They have decades of experience and a wide variety of breeds, and are rooting for you to succeed. Keep in mind that most hatcheries are swamped right now and rapidly selling out of popular breeds, so you'll want to place your order soon.

Be sure to carefully read each hatchery's order policy. Some offer small orders, while others require a minimum of 15 birds. If you're local, you can pick up your birds. If not, birds are packaged with care and sent through the mail, typically arriving at your area post office within two days of hatching. A postal clerk will call you when they arrive. Some other good options are local farm supply stores and fellow chicken keepers.

Years ago, award-winning chef Rick Moonen, 63, of Las Vegas, admired a friend's chickens and recently decided to get his own. Named after the characters in the long-running Golden Girls TV series, Moonen's three Polish chickens — Rose, Sophia and Dorothy — have a lot of personality.

"We're about a week away from when they might just jump into our laps," Moonen says. "That's when you fall in love with them — when they just want to cuddle up with you."

More on Home and Family

- [5 ways to spruce up your outdoor decor \(/home-family/your-home/info-2020/outdoor-decor-tips.html\)](/home-family/your-home/info-2020/outdoor-decor-tips.html)
- [Grow herbs, vegetables and more while stuck at home \(/home-family/your-home/info-2020/coronavirus-gardening-health-stress.html\)](/home-family/your-home/info-2020/coronavirus-gardening-health-stress.html)
- [Keep your hands busy with crochet, macramé or rattan \(/home-family/your-home/info-2020/craft-ideas.html\)](/home-family/your-home/info-2020/craft-ideas.html)

Join the Discussion

🗨️ Comments: 6 | [ADD YOURS](#)





A Cut Flower Garden Delivers Bouquets to Brighten Your Home

Grow blooms to decorate any space and to share with friends

by Debbie Carlson, [AARP \(https://www.aarp.org\)](https://www.aarp.org), June 30, 2020 |  Comments: 0

 Woman in her garden cutting flowers

GETTY IMAGES

[En español \(/espanol/hogar-familia/casa-jardin/info-2020/cultivar-flores-para-hacer-buques.html?intcmp=AE-HOME-TOESP-TOGL\)](/espanol/hogar-familia/casa-jardin/info-2020/cultivar-flores-para-hacer-buques.html?intcmp=AE-HOME-TOESP-TOGL) | Flowers cheer up a home's interior and are an instant mood-lifter. But even better than going out to buy a bouquet, is growing the blooms yourself.

With a little planning, the right plant selection and care, there's still time to create a beautiful cut flower garden for yourself this summer and maybe for a neighbor or friend who could use a pick-me-up. With people feeling socially distant and sometimes isolated at home due to COVID-19 (</health/conditions-treatments/info-2020/coronavirus-facts.html>), flowers can be a touchstone, says LaManda Joy, founder of City Grange in Chicago, an education-based garden center.

"Nature and flowers remind us that there's some things that will always happen ... there's some continuity to life," she says. "That process of nurturing something is so healing for people.... We think we're nurturing the garden, but the garden really nurtures us."

Invest in flower power

Flowers make excellent gifts, and leaving a bouquet of homegrown flowers on a friend or neighbor's porch brings instant cheer. A 2010 Rutgers University study on mood showed flowers have both an immediate and longer-lasting positive impact than other popular thank-you gifts, such as a fruit basket or a candle.

Joy says the act of giving is rewarding for both the giver and receiver. She recalls giving an older neighbor who was sheltering-in-place a pot of flowers this spring, putting them on the neighbor's front porch. "She saw them, opened the door and she was just so grateful," Joy says.

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What to plant

It's getting late to start most plants from seed, but bright, multicolored zinnias, which often come in a variety of vivid fuchsias and reds, are still an option, says Melinda Myers, author of more than 20 gardening books. From seed to bloom, zinnias are ready in eight weeks and gardeners can plant seeds where spring plants are fading or sow them in a vacant space.

Buying established plants will get the cut flower garden going immediately, especially if you buy annuals that are already blooming. Kathie Hayden, manager of plant information service at the Chicago Botanic Garden, says easy-to-grow annuals such as low-maintenance cosmos, cheery purple gomphrena, celosia, blue salvia and taller varieties of pom-pom-shaped ageratum are all good for cutting and should be available in multiplant packs in local garden centers.

Joy recommends sunny black-eyed Susans, bachelor buttons, giant marigolds and sunflowers for cutting purposes. Her tip for sunflowers is to seek the single-stemmed version that are pollen-less, if possible, as sunflower pollen can be a bit messy.

Perennial plants, which return each year, are another option for cut flower gardens. Native coneflowers, goldenrod and asters are good choices, as are some grasses for bouquet accent pieces, such as purple fountain grass, millet and Northern sea oats.

The pandemic has increased interest in gardening since many people are staying home, so garden centers may not always have all the usual plants in stock, Myers says. She recommends keeping in touch to find out when shipments arrive.

Plant care tips

To establish plants in their new homes, water at least weekly, and occasionally use a basic, organic fertilizer to encourage blooms.

Match the plant to your garden's condition, putting sun-loving flowers where they can catch all-day rays, while planting those that tolerate some shade in areas that get mixed light. Most flowers prefer sun, but they will still bloom in light shade, Joy says, though they may not be as prolific.

If you have a lot of deeply shady spots, forgo blossoms that need all-day sun and consider flowering plants like delicate toad lilies and black snakeroot, Hayden says. Myers points out that colorful coleus has beautiful leaves, while hardy, shade-loving hostas have flowers and leaves that can be used in bouquets.

 Home style bouquet with garden flowers.

GETTY IMAGES

Making arrangements

Cut blooms often to encourage new flower formation and deadhead spent blooms that remain on the plant. The best time of day to harvest flowers is in the morning when they are full of moisture. Select flowers just as the petals start to unfold to last longest in a vase.

The prettiest bouquets have a mix of flowers and greenery. To save money, consider small additions from [common houseplants \(/home-family/your-home/info-2019/houseplants-health.html\)](/home-family/your-home/info-2019/houseplants-health.html), like a sprig of ivy or prayer plant, Myer says. To add structure and scent to a bouquet, consider herbs and vegetables, such as dill, basil, lavender or rosemary, Joy adds.

"Swiss chard has very pretty, heavy, shiny, crinkly leaves and the stems come in all sorts of really incredible colors. Kale is also pretty, like a purple kale," Joy says.

Newly cut flowers can last seven to 10 days with frequent water changes.

"Flowers are great any time," she says, "especially now that there's so much uncertainty in the world."

More on Home and Family

- [5 ways to spruce up your outdoor decor \(/home-family/your-home/info-2020/outdoor-decor-tips.html\)](/home-family/your-home/info-2020/outdoor-decor-tips.html)
- [Grow herbs, vegetables and more while stuck at home \(/home-family/your-home/info-2020/coronavirus-gardening-health-stress.html\)](/home-family/your-home/info-2020/coronavirus-gardening-health-stress.html)
- [Find the right tools for gardening \(/home-family/your-home/info-2019/get-started-gardening.html\)](/home-family/your-home/info-2019/get-started-gardening.html)

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 Ancestry

City of Beavercreek
1368 Research Park Drive
Beavercreek, Ohio 45432

August 24, 2020

Dear City Council Members,

I am writing to express my support in the rezoning effort which would allow backyard chickens on Beavercreek city residential properties. The ability to own chickens would enable Beavercreek residents to live more sustainably, be more self-sufficient, and feel more connected to nature and our community amongst many other positives.

Many of Beavercreek's citizens moved to this city to escape congested, land-locked cities and towns in the Dayton area. Beavercreek is a relaxed, family-oriented community which borders a lot of rural area and this is incredibly appealing to many of its residents. Chickens, though obviously not strictly a rural animal, provide residents with another way to enjoy the land and lifestyle which they moved to Beavercreek to experience. They provide a connection to the land and memories that residents cherish from their own childhood and long to share with their children and grandchildren.

After experiencing the severe supply chain interruptions during the COVID-19 pandemic, myself and other residents have become more conscious of what we can do at home to become more self-reliant. By having the ability to own chickens we would better be able to provide for our families in times where commercial retailers and suppliers cannot.

Chickens have been present in backyards large and small in cities, small towns, and rural areas from time immemorial. Hens are not inherently farm animals any more than dogs, cats, or rabbits are and as such, should be considered household pets and not defined as livestock. In fact, 80 of the nation's largest 100 cities allow their residents to own backyard chickens so this is certainly not a rural phenomenon. Beavercreek has the opportunity to become a progressive city by empowering its residents to invest in locally grown, sustainable food which happens to come from a family pet.

I appreciate your consideration of this matter and hope the citizens of Beavercreek can experience the joys of chicken ownership soon.

Sincerely,

Emily Manning


*Manning
3071 Maginn Dr
Beavercreek, Oh 45434*

RECEIVED

SEP 10 2020

CITY OF BEAVERCREEK
PLANNING DEPARTMENT

AUBREY H.

I Love

chickens

RECEIVED

SEP 04 2020

CITY OF BEAVERCREEK
PLANNING DEPARTMENT

Please allow

chickens in

beavercreek

2408 Rollingview
Avenue

Beavercreek, Ohio

Aubrey Hendrix

2408 Rollingview Ave.

Dianne Miscisin

From: Joanna Garcia
Sent: Thursday, August 27, 2020 4:24 PM
To: Council
Subject: Fwd: Pro Chickens in Beavercreek

RECEIVED

8/27/20

CITY OF BEAVERCREEK
PLANNING DEPARTMENT

FYI.

Joanna L. Garcia
Councilwoman, City of Beavercreek Ohio

Begin forwarded message:

From: Lauren Tzonkov <lauren.tzonkov@gmail.com>
Date: August 27, 2020 at 4:17:01 PM EDT
To: Joanna Garcia <garcia@beavercreekohio.gov>
Subject: Pro Chickens in Beavercreek

Hello Mrs. Garcia,

I'm writing in regards to the zoning amendment that will allow chickens in Beavercreek. I am in favor of this passing due to the many benefits of having chickens:

- Locally sourced food (with food shortages rising this is more critical than ever).
- Chickens provide insect control, disease prevention, excellent fertilizer, and consume food waste that would end up in landfills.
- Citizens would be more self-reliant citizens and not as dependent on commercial egg producers
- Children could participate in 4H projects with chickens

One concern I have been hearing is around lot size. To me, the concern around lot size is irrelevant, due to the regulation that the coop must be 20 feet off the property line. I do not see what it matters if that person wishes the coop to take up their entire yard for that matter, so long as it follows that guideline. Chickens are allowed in New York City where space is very limited, and this is not a contention point for them.

The ironic part with all this, is that cats have 0 regulations, carry numerous parasites, and are even dangerous for pregnant women to clean their litter boxes. Not to mention they are damaging to the environment, killing and even bringing bird, lizard, and manamal species to extinction. And yet we are concerned more about chickens when owning chickens far outway the benefits of owning a cat as well as fewer risks.

Also there aren't regulations around dog houses either. Not all dogs can protect themselves from predators, nor can they protect themselves from extreme weather and temperature variances. I know both my 12 lbs dogs would not stand a chance against coyotes, owls or hawks, and yet we find this totally acceptable, but for chickens it's an issue?

My point isn't that there should be 0 regulation with chickens, but I fail to see why they are different from owning a cat or dog. To me there seems to be major bias and stigma against chickens, which is overshadowing the actual facts - that chickens would benefit our community.

More cities are embracing this urban agricultural movement, and it seems we're stuck back in time.

This issue is important enough to me, that if it fails, I will be voting for someone who is pro chicken, come next election. I know others that feel this passionately about it as well.

My address is 372 Merrick Drive, Beavercreek OH 45434 and I appreciate your time.

Thanks,

Lauren Tzonkov

City of Beavercreek
1368 Research Park Drive
Beavercreek, Ohio 45432

RECEIVED

JUL 9 2020

CITY OF BEAVERCREEK
PLANNING DEPARTMENT

July 6, 2020

Dear City Council Member,

I am writing to express my support in the rezoning effort which would allow backyard chickens on Beavercreek city residential properties. The ability to own chickens would enable Beavercreek residents to live more sustainably, be more self-sufficient, and feel more connected to nature and our community amongst many other positives. Some of the benefits include, but are not limited to, the following:

- Chickens provide Insect control, disease prevention, excellent fertilizer, and consume food waste that would end up in landfills.
- Citizens would be more self-reliant citizens and not as dependent on commercial egg producers
- Chickens would receive better care and a better life than on commercial egg farms
- Children could participate in 4H projects with chickens
- Chickens are also great pets who recognize their owners and enjoy being petted and hugged. They can be trained and learn tricks.
- It would help people feel a stronger connection to nature, their property, and the community. Chickens are a great way to unplug from modern pressures and get back to a simpler way of life.

After experiencing the severe supply chain interruptions during the COVID-19 pandemic, myself and other residents have become more conscious of what we can do at home to become more self-reliant. By having the ability to own chickens we would better be able to provide for our families in times where commercial retailers and suppliers cannot.

Chickens have been present in backyards large and small in cities, small towns, and rural areas from time immemorial. Hens are not inherently farm animals any more than dogs, cats, or rabbits are and as such, should be considered household pets and not defined as livestock. In fact, 80 of the nation's largest 100 cities allow their residents to own backyard chickens so this is certainly not a rural phenomenon. Beavercreek has the opportunity to become a progressive city by empowering its residents to invest in locally grown, sustainable food which happens to come from a family pet.

I appreciate your consideration of this matter and hope the citizens of Beavercreek can experience the joys of chicken ownership soon.

Sincerely,


Ryan S. Brewer
Village Green Drive

Ryan Brewer
3034 Village Green Dr
Beavercreek OH 45432

City Beavercreek
1368 Research Park Drive
Beavercreek, Ohio 45432

July 6, 2020

Dear City Council Member,

I am writing to express my support in the rezoning effort which would allow backyard chickens on Beavercreek city residential properties. I think it's important to note that while I do not personally plan on owning chickens, I support other Beavercreek residents in doing so.

The number of hens allowed would be minimal and with proper care the impact to neighborhoods would be negligible. Additionally, a chicken at its loudest is the same number of decibels as a human voice, and much more enjoyable than many sounds within a neighborhood (e.g. loud car engines, dogs barking, loud music, etc.).

After experiencing the severe supply chain interruptions during the COVID-19 pandemic, myself and other residents have become more conscious of what we can do at home to become more self-reliant. By having the ability to own chickens we would better be able to provide for our families in times where commercial retailers and suppliers cannot.

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I appreciate your consideration of this matter and hope the citizens of Beavercreek can experience the joys of chicken ownership soon.

Sincerely,

Nancy K Cooper

NANCY COOPER
311 GRANGE HALL
BEAVERCREEK, OHIO
45430

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JUL 9 2020
CITY OF BEAVERCREEK
PLANNING DEPARTMENT

City Beavercreek
1368 Research Park Drive
Beavercreek, Ohio 45432

RECEIVED

July 6, 2020

SEP 19 2020

CITY OF BEAVERCREEK
PLANNING DEPARTMENT

Dear City Council Member,

I am writing to express my support in the rezoning effort which would allow backyard chickens on Beavercreek city residential properties. The ability to own chickens would enable Beavercreek residents to live more sustainably, be more self-sufficient, and feel more connected to nature and our community amongst many other positives. Some of the benefits include, but are not limited to, the following:

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- It would help people feel a stronger connection to nature, their property, and the community. Chickens are a great way to unplug from modern pressures and get back to a simpler way of life.

After experiencing the severe supply chain interruptions during the COVID-19 pandemic, myself and other residents have become more conscious of what we can do at home to become more self-reliant. By having the ability to own chickens we would better be able to provide for our families in times where commercial retailers and suppliers cannot.

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I appreciate your consideration of this matter and hope the citizens of Beavercreek can experience the joys of chicken ownership soon.

Sincerely,

Denise Burke

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SEP 19 2020

CITY OF BEAVERCREEK
PLANNING DEPARTMENT

*Burke
1885 Turnbull Rd
Beavercreek OH
45432*

City of Beavercreek
1368 Research Park Drive
Beavercreek, Ohio 45432

July 6, 2020

Dear City Council Member,

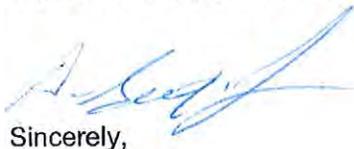
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I appreciate your consideration of this matter and hope the citizens of Beavercreek can experience the joys of chicken ownership soon.


Sincerely,

RECEIVED

SEP 11 9 2020

CITY OF BEAVERCREEK
PLANNING DEPARTMENT

City of Beavercreek
1368 Research Park Drive
Beavercreek, Ohio 45432

July 6, 2020

Dear City Council Member,

I am writing to express my support in the rezoning effort which would allow backyard chickens on Beavercreek city residential properties. The ability to own chickens would enable Beavercreek residents to live more sustainably, be more self-sufficient, and feel more connected to nature and our community amongst many other positives. Some common myths include the following:

- Aren't chickens loud?
 - Chickens at their loudest have the same decibel level as human conversation (60-70 decibels). In comparison, a dog can reach over 90 decibels.
- Aren't chickens full of diseases?
 - Chickens, just like all animals, carry some bacteria. Simply washing your hands after touching chickens (just like you would after touching any animal) can easily prevent illness. Chickens actually prevent diseases by eating insects that transfer things like heartworm, tapeworm, or Lyme disease.
- Aren't chickens dirty?
 - Chickens are not inherently dirty. Any animal that is not properly cared for has issues with cleanliness (dogs, cats, etc.). Chickens preen themselves and take dust baths regularly to remain free of pests. An animal covered in its own filth will be susceptible to sickness regardless of species.
- Aren't chickens smelly?
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After experiencing the severe supply chain interruptions during the COVID-19 pandemic, myself and other residents have become more conscious of what we can do at home to become more self-reliant. By having the ability to own chickens we would better be able to provide for our families in times where commercial retailers and suppliers cannot.

Chickens have been present in backyards large and small in cities, small towns, and rural areas from time immemorial. Hens are not inherently farm animals any more than dogs, cats, or rabbits are and as such, should be considered household pets and not defined as livestock. In fact, 80 of the nation's largest 100 cities allow their residents to own backyard chickens so this is certainly not a rural phenomenon.

RECEIVED

SEP 09 2020

CITY OF BEAVERCREEK
PLANNING DEPARTMENT

Beavercreek has the opportunity to become a progressive city by empowering its residents to invest in locally grown, sustainable food which happens to come from a family pet.

I appreciate your consideration of this matter and hope the citizens of Beavercreek can experience the joys of chicken ownership soon.

Sincerely,

Michael Berry
Michael Berry
(937) 304-8812

Berry
1150 Firewood Dr.
Beavercreek, OH
45430

City of Beavercreek
1368 Research Park Drive
Beavercreek, Ohio 45432

July 6, 2020

Dear City Council Member,

I am writing to express my support in the rezoning effort which would allow backyard chickens on Beavercreek city residential properties. The ability to own chickens would enable Beavercreek residents to live more sustainably, be more self-sufficient, and feel more connected to nature and our community amongst many other positives. Some of the benefits include, but are not limited to, the following:

- Chickens provide Insect control, disease prevention, excellent fertilizer, and consume food waste that would end up in landfills.
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Sincerely,

Mikayla Berry

Berry
1150 Firewood Drive
Beavercreek, OH 45430

RECEIVED

SEP 09 2020

CITY OF BEAVERCREEK
PLANNING DEPARTMENT

City of Beavercreek
1368 Research Park Drive
Beavercreek, Ohio 45432

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 - Chickens at their loudest have the same decibel level as human conversation (60-70 decibels). In comparison, a dog can reach over 90 decibels.
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RECEIVED
JUL 15 2020

CITY OF BEAVERCREEK
PLANNING DEPARTMENT

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I appreciate your consideration of this matter and hope the citizens of Beavercreek can experience the joys of chicken ownership soon.

Sincerely,

Sammy & Heyne Barnes

*Barnes
3418 GREER DRIVE
BEAVERCREEK, OHIO
45430*

City of Beavercreek
1368 Research Park Drive
Beavercreek, Ohio 45432

August 6, 2020

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RECEIVED

AUG 09 2020

CITY OF BEAVERCREEK
PLANNING DEPARTMENT

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Beavercreek, Ohio 45432

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Sincerely,


K. Matt Shurte
1450 Devos Drive
Beavercreek, OH 45434

RECEIVED

AUG 19 2020

CITY OF BEAVERCREEK
PLANNING DEPARTMENT

City of Beavercreek
1368 Research Park Drive
Beavercreek, Ohio 45432

August 6, 2020

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RECEIVED

SEP 09 2020

CITY OF BEAVERCREEK
PLANNING DEPARTMENT

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Sincerely,

Jenny Shurte
Jenny Shurte
1450 Devoe Drive
Beavercreek, OH
45434

City of Beavercreek
1368 Research Park Drive
Beavercreek, Ohio 45432

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Sincerely,

Eleanor Webb
1845 Jones Rd.
Dayton Ohio 45432

RECEIVED
AUG 19 2020
CITY OF BEAVERCREEK
PLANNING DEPARTMENT

City of Beavercreek
1368 Research Park Drive
Beavercreek, Ohio 45432

August 6, 2020

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I appreciate your consideration of this matter and hope the citizens of Beavercreek can experience the joys of chicken ownership soon.

Sincerely,

Brooke Robinson

Brooke Robinson
1864 Manes Road
Beavercreek OH 45432

RECEIVED

SEP 09 2020

CITY OF BEAVERCREEK
PLANNING DEPARTMENT

Lesley A Martin MSN, CRNA

2301 Cobblestone CT

Beavercreek, OH 45431

August 12, 2020

LaMartinRN@gmail.com

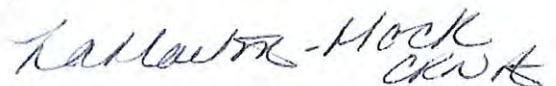
The City Council of Beavercreek members and Mayor Bob Stone:

My name is Lesley Martin and I am a lifelong resident of the City of Beavercreek. I have met many of you over the year through my participation in the Spicer Heights Neighborhood Association. This letter is to respectfully ask you to approve a zoning code allowing us to have chickens within the city limits. Below I will outline my reasons I believe this will be beneficial for us as a community.

- 1) My husband and I are raising a young family in this community. I would like my children to learn the skills of raising something and receiving something in return (in this case eggs) much as children who participate in 4-H or Future Farmers of America learn these values. Chickens would allow us that in a practical way based on size. Our children deserve that same opportunity.
- 2) Since Coronavirus has increased earlier this year we saw many flaws in our food supply chain. This can allow families who choose to supplement some of their grocery items.
- 3) Those of us who are interested in participating are also very cognizant of the aesthetic factor and will make this visually appealing to our properties.
- 4) I have seen many residents who have Bee hives. Bees travel and can pose some risk to others including anaphylaxis and even death. Chickens will be contained within a single lot or Chicken Coupe and do not pose any significant health risk to our neighbors.

Thank you for your consideration and I hope you see the value in this change moving forward as many of the residents do.

Respectfully,

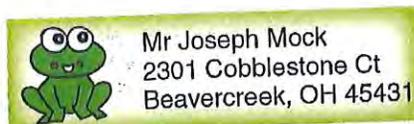


Lesley A Martin MSN, CRNA

RECEIVED

AUG 19 2020

CITY OF BEAVERCREEK
PLANNING DEPARTMENT



City of Beavercreek
1368 Research Park Drive
Beavercreek, Ohio 45432

August 12, 2020

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I appreciate your consideration of this matter and hope the citizens of Beavercreek can experience the joys of chicken ownership soon.

Sincerely,

Lisa A Brock

1835 Hanes Road



RECEIVED

SEP 09 2020

CITY OF BEAVERCREEK
PLANNING DEPARTMENT

City of Beavercreek
1368 Research Park Drive
Beavercreek, Ohio 45432

August 6, 2020

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Sincerely,


Richard Todd Brock
1835 Hawes Rd.
Beavercreek, OH.

RECEIVED

SEP 09 2020

CITY OF BEAVERCREEK
PLANNING DEPARTMENT

City of Beavercreek
1368 Research Park Drive
Beavercreek, Ohio 45432

August 24, 2020

Dear City Council Members,

As a local business providing services to residents in the Beavercreek area, we would like to express our support in the rezoning effort which would allow backyard chickens on Beavercreek city residential properties.

The ability to own chickens would enable Beavercreek residents to live more sustainably, be more self-sufficient, and feel more connected to nature and their community amongst many other positives. Backyard chickens, when properly cared for, present no more health risk than any other domestic animal living in a residential area.

Sincerely,

Amber Stammen
Double Infinity Stables, LLC

RECEIVED

SEP 02 2020

CITY OF BEAVERCREEK
PLANNING DEPARTMENT

City of Beavercreek
1368 Research Park Drive
Beavercreek, Ohio 45432

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I appreciate your consideration of this matter and hope the citizens of Beavercreek can experience the joys of chicken ownership soon.

Sincerely,

Sarah Hendrix

2408 Rollingview Ave.
Beavercreek, OH 45431

RECEIVED

SEP 02 2020

CITY OF BEAVERCREEK
PLANNING DEPARTMENT

City of Beavercreek
1368 Research Park Drive
Beavercreek, Ohio 45432

July 17, 2020

Dear City Council Members,

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Sincerely,

Kristine Sturt

*The Mad Packer
3348 Dayton, Xenia Rd.
Beavercreek
937-426-1255*

RECEIVED

SEP 02 2020

CITY OF BEAVERCREEK
PLANNING DEPARTMENT

City of Beavercreek
1368 Research Park Drive
Beavercreek, Ohio 45432

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Sincerely,

Valerie Yack
The Paper Cottage
1490 N. Fairfield Rd
Beavercreek, OH
937-912-5324

RECEIVED

SEP 02 2020

CITY OF BEAVERCREEK
PLANNING DEPARTMENT

City Beavercreek
1368 Research Park Drive
Beavercreek, Ohio 45432

July 6, 2020

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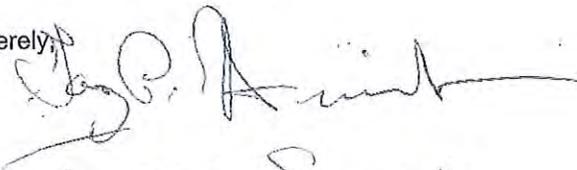
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Chickens have been present in backyards large and small in cities, small towns, and rural areas from time immemorial. Hens are not inherently farm animals any more than dogs, cats, or rabbits are and as such, should be considered household pets and not defined as livestock. In fact, 80 of the nation's largest 100 cities allow their residents to own backyard chickens so this is certainly not a rural phenomenon. Beavercreek has the opportunity to become a progressive city by empowering its residents to invest in locally grown, sustainable food which happens to come from a family pet.

I appreciate your consideration of this matter and hope the citizens of Beavercreek can experience the joys of chicken ownership soon.

Sincerely,



TRACTOR Supply
610 Orchard Lane
Beavercreek OH
937-320-1855

RECEIVED

SEP 02 2020

CITY OF BEAVERCREEK
PLANNING DEPARTMENT

City of Beavercreek
1368 Research Park Drive
Beavercreek, Ohio 45432

July 17, 2020

Dear City Council Members,

As a local business providing services to residents in the Beavercreek area, we would like to express our support in the rezoning effort which would allow backyard chickens on Beavercreek city residential properties.

The ability to own chickens would enable Beavercreek residents to live more sustainably, be more self-sufficient, and feel more connected to nature and their community amongst many other positives. Backyard chickens, when properly cared for, present no more health risk than any other domestic animal living in a residential area.

Sincerely,

Kassidy Deed
1168 Old Mill Lane
Beavercreek, OH

U-Haul & Storage
937-429-0069

RECEIVED

SEP 02 2020

CITY OF BEAVERCREEK
PLANNING DEPARTMENT

City of Beavercreek
1368 Research Park Drive
Beavercreek, Ohio 45432

July 11, 2020

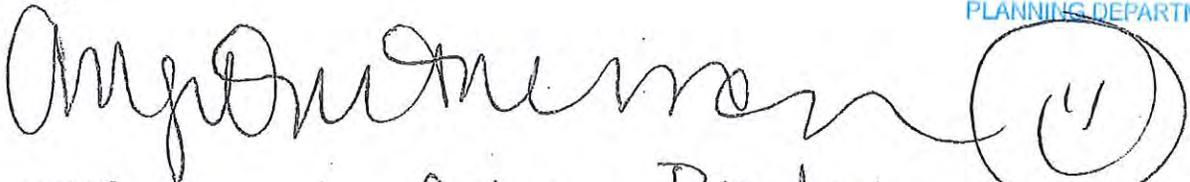
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 - **Chickens at their loudest have the same decibel level as human conversation (60-70 decibels). In comparison, a dog can reach over 90 decibels.**
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- Aren't chickens a lot of work?
 - **Chicken care is estimated at 30 minutes a day. Coop doors, feeders, and waterers can all be automated for easier care. Daily tasks include: collection of eggs, feeding and watering. Weekly tasks include disposing of old droppings and replacing bedding. One or two times a year a deep clean of the coop is required.**

I appreciate your consideration of this matter and hope the citizens of Beavercreek can experience the joys of chicken ownership soon.

Sincerely,



737-429-4410

La Crique Boutique

RECEIVED
SEP 02 2020
CITY OF BEAVERCREEK
PLANNING DEPARTMENT



City of Beavercreek
1368 Research Park Drive
Beavercreek, Ohio 45432

July 11, 2020

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I appreciate your consideration of this matter and hope the citizens of Beavercreek can experience the joys of chicken ownership soon.

Sincerely,

Kristina Heaton

Once Upon a Thyme Bookshop

2401 Dardanelle Xenia Dd.

RECEIVED

SEP 02 2020

CITY OF BEAVERCREEK
PLANNING DEPARTMENT

020-200-9446

City of Beavercreek
1368 Research Park Drive
Beavercreek, Ohio 45432

July 17, 2020

Dear City Council Members,

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Sincerely,

Stitching Cottage

Shenil Marlow

1263 N. Fairfield Rd.

Beavercreek, OH

937-320-9055

RECEIVED

SEP 02 2020

CITY OF BEAVERCREEK
PLANNING DEPARTMENT

City of Beavercreek
1368 Research Park Drive
Beavercreek, Ohio 45432

July 11, 2020

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I appreciate your consideration of this matter and hope the citizens of Beavercreek can experience the joys of chicken ownership soon.

Sincerely,



Fast Cycles
388 Dayton-Xenia Rd
Beavercreek, OH

RECEIVED

SEP 02 2020

CITY OF BEAVERCREEK
PLANNING DEPARTMENT

07-2020 5/11/1

City of Beavercreek
1368 Research Park Drive
Beavercreek, Ohio 45432

July 17, 2020

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Sincerely,

Doug Ellen
Hair Biz

Hair Biz
1360 N. Fairfield Rd
Beavercreek, OH
937-426-9960

RECEIVED

SEP 02 2020

CITY OF BEAVERCREEK
PLANNING DEPARTMENT

City of Beavercreek
1368 Research Park Drive
Beavercreek, Ohio 45432

July 17, 2020

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Sincerely,

Mike Sipe

*Hand Crafted Amish Furniture
1360 N. Fairfield
Beavercreek, OH
937-320-1101*

RECEIVED

SEP 02 2020

CITY OF BEAVERCREEK
PLANNING DEPARTMENT

City of Beavercreek
1368 Research Park Drive
Beavercreek, Ohio 45432

July 17, 2020

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Sincerely,

Beverly A. Kirk DBA Kirk Insurance Agency
1360 N. Fairfield, OH
Ste E
Beavercreek, OH
937-320-9999

RECEIVED

SEP 02 2020

CITY OF BEAVERCREEK
PLANNING DEPARTMENT

City of Beavercreek
1368 Research Park Drive
Beavercreek, Ohio 45432

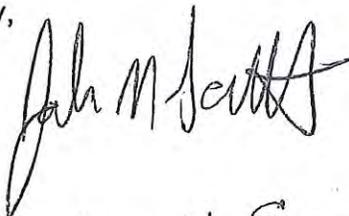
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Sincerely,



John M. Scott

Local Beavercreek Business Owner

937-426-0861

RECEIVED

SEP 02 2020

CITY OF BEAVERCREEK
PLANNING DEPARTMENT

City of Beavercreek
1368 Research Park Drive
Beavercreek, Ohio 45432

July 17, 2020

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Sincerely,


Creekside Cyclery, Ltd.
1271A N. Fairfield Rd
Beavercreek, OH
937-306-8486

RECEIVED

SEP 02 2020

CITY OF BEAVERCREEK
PLANNING DEPARTMENT

City of Beavercreek
1368 Research Park Drive
Beavercreek, Ohio 45432

July 17, 2020

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Sincerely,

Kevin A + Constance J Miller
1148 Old Mill Lane
Beavercreek, Ohio

Daytona Mills
937-426-2344

RECEIVED

SEP 02 2020

CITY OF BEAVERCREEK
PLANNING DEPARTMENT

City of Beavercreek
1368 Research Park Drive
Beavercreek, Ohio 45432

July 11, 2020

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I appreciate your consideration of this matter and hope the citizens of Beavercreek can experience the joys of chicken ownership soon.

Sincerely,

0226
1148 Old Mill Lane
Beavercreek, Ohio

RECEIVED

SEP 02 2020

CITY OF BEAVERCREEK
PLANNING DEPARTMENT

City of Beavercreek
1368 Research Park Drive
Beavercreek, Ohio 45432

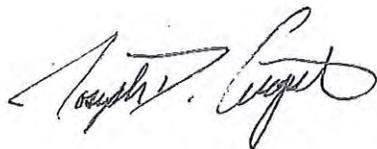
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Sincerely,



AUGUSTINE AUTOMOTIVE, LLC
801 Factory Rd., Ste. B
Beavercreek, OH 45434

RECEIVED

SEP 02 2020

**CITY OF BEAVERCREEK
PLANNING DEPARTMENT**

City of Beavercreek
1368 Research Park Drive
Beavercreek, Ohio 45432

July 11, 2020

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I appreciate your consideration of this matter and hope the citizens of Beavercreek can experience the joys of chicken ownership soon.

Sincerely,


Beavercreek Jewelers
1203 N. Fairfield Rd
Beavercreek, OH

RECEIVED

SEP 02 2020

CITY OF BEAVERCREEK
PLANNING DEPARTMENT

City of Beavercreek
1368 Research Park Drive
Beavercreek, Ohio 45432

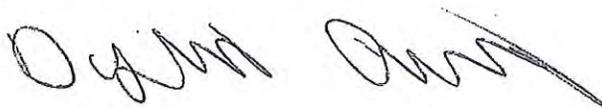
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Sincerely,



Beavercreek Pizza Dive
4021 Dayton Xenia Rd
Beavercreek, OH

937-431-8669

RECEIVED

SEP 02 2020

CITY OF BEAVERCREEK
PLANNING DEPARTMENT

City of Beavercreek
1368 Research Park Drive
Beavercreek, Ohio 45432

July 17, 2020

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Sincerely,

Katy A Woodhull

Busy Beaver Arts & Crafts

3445 Dayton Xenia Rd

BEAVERCREEK OH 45431

937-429-3920

RECEIVED

SEP 02 2020

CITY OF BEAVERCREEK
PLANNING DEPARTMENT

City of Beavercreek
1368 Research Park Drive
Beavercreek, Ohio 45432

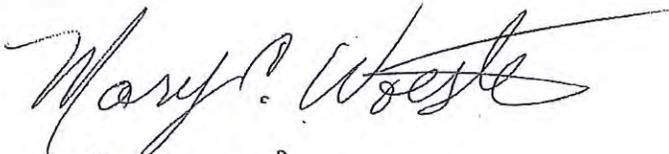
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Sincerely,



Cake Craft, Inc.
3341 Dayton-Xenia Rd
Beavercreek, OH 45432

937-426-0369

RECEIVED

SEP 02 2020

CITY OF BEAVERCREEK
PLANNING DEPARTMENT

City of Beavercreek
1368 Research Park Drive
Beavercreek, Ohio 45432

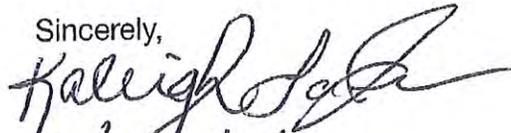
September 3, 2020

Dear City Council Members,

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Sincerely,


Wild Axe

RECEIVED

SEP 04 2020

CITY OF BEAVERCREEK
PLANNING DEPARTMENT

City of Beavercreek
1368 Research Park Drive
Beavercreek, Ohio 45432

September 3, 2020

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Melvin
Sincerely, *Melvin Montan*
Beavercreekally win & spirit

RECEIVED

SEP 04 2020

CITY OF BEAVERCREEK
PLANNING DEPARTMENT

City of Beavercreek
1368 Research Park Drive
Beavercreek, Ohio 45432

September 3, 2020

Dear City Council Members,

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Sincerely,


Dogge Styles Day Spa

RECEIVED

SEP 04 2020

CITY OF BEAVERCREEK
PLANNING DEPARTMENT

City of Beavercreek
1368 Research Park Drive
Beavercreek, Ohio 45432

August 24, 2020

Dear City Council Members,

I am writing to express my support in the rezoning effort which would allow backyard chickens on Beavercreek city residential properties. I think it's important to note that while I do not personally plan on owning chickens, I support other Beavercreek residents in doing so.

The number of hens allowed would be minimal and with proper care the impact to neighborhoods would be negligible. Additionally, a chicken at its loudest is the same number of decibels as a human voice, and much more enjoyable than many sounds within a neighborhood (e.g. loud car engines, dogs barking, loud music, etc.).

After experiencing the severe supply chain interruptions during the COVID-19 pandemic, myself and other residents have become more conscious of what we can do at home to become more self-reliant. By having the ability to own chickens we would better be able to provide for our families in times where commercial retailers and suppliers cannot.

Chickens have been present in backyards large and small in cities, small towns, and rural areas from time immemorial. Hens are not inherently farm animals any more than dogs, cats, or rabbits are and as such, should be considered household pets and not defined as livestock. In fact, 80 of the nation's largest 100 cities allow their residents to own backyard chickens so this is certainly not a rural phenomenon. Beavercreek has the opportunity to become a progressive city by empowering its residents to invest in locally grown, sustainable food which happens to come from a family pet.

I appreciate your consideration of this matter and hope the citizens of Beavercreek can experience the joys of chicken ownership soon.

Sincerely,

Cynthia A. Fischer
3646 Southbrook Dr.
Beavercreek OH 45430
937-429-2715

RECEIVED

SEP 02 2020

CITY OF BEAVERCREEK
PLANNING DEPARTMENT

City of Beavercreek
1368 Research Park Drive
Beavercreek, Ohio 45432

August 24, 2020

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Sincerely,

Stuart Moats
Owner, 3n1 Tree Services

RECEIVED

SEP 09 2020

CITY OF BEAVERCREEK
PLANNING DEPARTMENT

City of Beavercreek
1368 Research Park Drive
Beavercreek, Ohio 45432

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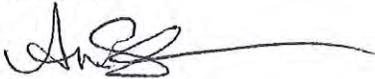
Many of Beavercreek's citizens moved to this city to escape congested, land-locked cities and towns in the Dayton area. Beavercreek is a relaxed, family-oriented community which borders a lot of rural area and this is incredibly appealing to many of its residents. Chickens, though obviously not strictly a rural animal, provide residents with another way to enjoy the land and lifestyle which they moved to Beavercreek to experience. They provide a connection to the land and memories that residents cherish from their own childhood and long to share with their children and grandchildren.

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I appreciate your consideration of this matter and hope the citizens of Beavercreek can experience the joys of chicken ownership soon.

Sincerely,



Amber Stammen
3942 Darden Dr, Beavercreek

RECEIVED

SEP 02 2020

CITY OF BEAVERCREEK
PLANNING DEPARTMENT

City of Beavercreek
1368 Research Park Drive
Beavercreek, Ohio 45432

August 24, 2020

Dear City Council Members,

I am writing to express my support in the rezoning effort which would allow backyard chickens on Beavercreek city residential properties. I think it's important to note that while I do not personally plan on owning chickens, I support other Beavercreek residents in doing so.

The number of hens allowed would be minimal and with proper care the impact to neighborhoods would be negligible. Additionally, a chicken at its loudest is the same number of decibels as a human voice, and much more enjoyable than many sounds within a neighborhood (e.g. loud car engines, dogs barking, loud music, etc.).

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I appreciate your consideration of this matter and hope the citizens of Beavercreek can experience the joys of chicken ownership soon.

Sincerely,



Bill SCHIEMAN
3971 LA BONNE RD.
BEAVERCREEK, OH 45431

RECEIVED

AUG 27 2020

CITY OF BEAVERCREEK
PLANNING DEPARTMENT

City of Beavercreek
1368 Research Park Drive
Beavercreek, Ohio 45432

August 24, 2020

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I appreciate your consideration of this matter and hope the citizens of Beavercreek can experience the joys of chicken ownership soon.

Sincerely,

Cory Hendrix

2408 Rollingview Ave
Beavercreek, OH 45431

RECEIVED
SEP 02 2020
CITY OF BEAVERCREEK
PLANNING DEPARTMENT

City of Beavercreek
1368 Research Park Drive
Beavercreek, Ohio 45432

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Sincerely,

Rodney L. Nayles
4124 Rosehill Dr.
Beavercreek, OH. 45431
Ph. 937-545-5247



RECEIVED

SEP 02 2020

CITY OF BEAVERCREEK
PLANNING DEPARTMENT

City of Beavercreek
1368 Research Park Drive
Beavercreek, Ohio 45432

August 24, 2020

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- Chickens provide insect control, disease prevention, excellent fertilizer, and consume food waste that would end up in landfills.
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Sincerely,

Monica Donohoo

Monica Donohoo

3971 LaBonne Rd.

Beavercreek, OH 45431

RECEIVED

AUG 27 2020

CITY OF BEAVERCREEK
PLANNING DEPARTMENT

City Beavercreek
1368 Research Park Drive
Beavercreek, Ohio 45432

July 6, 2020

Dear City Council Member,

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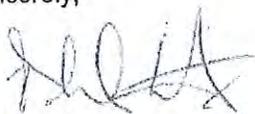
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Sincerely,



705 Belanto Ct
Beavercreek, OH 45430

RECEIVED

SEP 02 2020

CITY OF BEAVERCREEK
PLANNING DEPARTMENT

City Beavercreek
1368 Research Park Drive
Beavercreek, Ohio 45432

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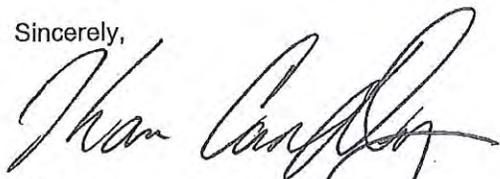
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Sincerely,


8/20/2020
2851 Stauffer Dr
Beavercreek, OH 45434

RECEIVED

SEP 02 2020

CITY OF BEAVERCREEK
PLANNING DEPARTMENT

City Beaver creek
1368 Research Park Drive
Beaver creek, Ohio 45432

July 6, 2020

Dear City Council Member,

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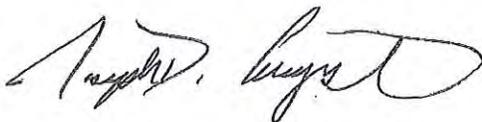
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RECEIVED

SEP 02 2020

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PLANNING DEPARTMENT

City Beavercreek
1368 Research Park Drive
Beavercreek, Ohio 45432

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Sincerely,


Amy M Rice

RECEIVED

SEP 02 2020

CITY OF BEAVERCREEK
PLANNING DEPARTMENT

City of Beavercreek
1368 Research Park Drive
Beavercreek, Ohio 45432

August 24, 2020

Dear City Council Members,

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I appreciate your consideration of this matter and hope the citizens of Beavercreek can experience the joys of chicken ownership soon.

Sincerely,

Jared Nuyt

*1812 Nugget Ct.
Beavercreek, OH 45432*

RECEIVED

SEP 02 2020

CITY OF BEAVERCREEK
PLANNING DEPARTMENT

City of Beavercreek
1368 Research Park Drive
Beavercreek, Ohio 45432

August 31, 2020

Dear City Council Members,

I am writing to express my support in the rezoning effort which would allow backyard chickens on Beavercreek city residential properties.

I appreciate your consideration of this matter and hope the citizens of Beavercreek can experience the joys of chicken ownership soon.

Sincerely,

Kathleen J. Spurr
3948 GRAHAM DR
Beavercreek OH 45385

RECEIVED

AUG 31 2020

CITY OF BEAVERCREEK
PLANNING DEPARTMENT

City of Beavercreek
1368 Research Park Drive
Beavercreek, Ohio 45432

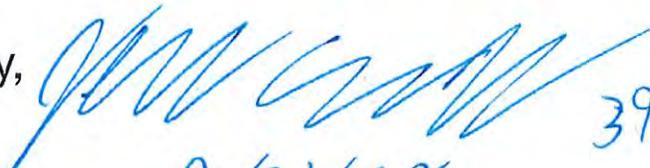
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Sincerely,


8/31/20 39516c00nomdlle

RECEIVED

SEP 04 2020

CITY OF BEAVERCREEK
PLANNING DEPARTMENT

City of Beavercreek
1368 Research Park Drive
Beavercreek, Ohio 45432

August 31, 2020

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Sincerely,

Mary Rogers
3995 Warden Dr
Beavercreek, Ohio
45431

RECEIVED

SEP 07 2020

CITY OF BEAVERCREEK
PLANNING DEPARTMENT

City of Beavercreek
1368 Research Park Drive
Beavercreek, Ohio 45432

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Sincerely,



Caleb Neff

Owner: Block1st tattoo

3856 Kemp Rd, Beavercreek, Ohio, 45431

RECEIVED

SEP 03 2020

CITY OF BEAVERCREEK
PLANNING DEPARTMENT

Palmer Firearms
2338 Grange Hall rd.
Beavercreek, OH 45431

City of Beavercreek
1368 Research Park Drive
Beavercreek, Ohio 45432

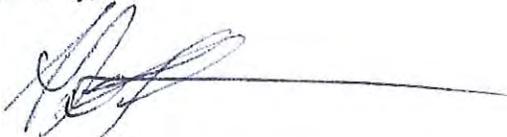
September 3, 2020

Dear City Council Members,

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Sincerely,

A handwritten signature in black ink, consisting of a series of loops and a long horizontal stroke extending to the right.

RECEIVED

SEP 04 2020

CITY OF BEAVERCREEK
PLANNING DEPARTMENT

City of Beavercreek
1368 Research Park Drive
Beavercreek, Ohio 45432

September 3, 2020

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Sincerely,

Cherry Hoose Cafe

Sean W. Mungu

RECEIVED
SEP 04 2020
CITY OF BEAVERCREEK
PLANNING DEPARTMENT

City of Beavercreek
1368 Research Park Drive
Beavercreek, Ohio 45432

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Sincerely,


Active Restoration
1841 Woods Dr.
45432

RECEIVED

SEP 04 2020

CITY OF BEAVERCREEK
PLANNING DEPARTMENT

City of Beavercreek
1368 Research Park Drive
Beavercreek, Ohio 45432

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Sincerely,

Hall's C/O
3800 Kemper Rd
Beavercreek
Ohio

RECEIVED

SEP 04 2020

CITY OF BEAVERCREEK
PLANNING DEPARTMENT

City of Beavercreek
1368 Research Park Drive
Beavercreek, Ohio 45432

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Sincerely,

Tom Hamilton
Tom Hamilton Beavercreek Florist
OWNER

RECEIVED

SEP 04 2020

CITY OF BEAVERCREEK
PLANNING DEPARTMENT

City of Beavercreek
1368 Research Park Drive
Beavercreek, Ohio 45432

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Sincerely,

Shannon Teague
CAKE, HOPE, & LOVE

RECEIVED

SEP 04 2020

CITY OF BEAVERCREEK
PLANNING DEPARTMENT

City of Beavercreek
1368 Research Park Drive
Beavercreek, Ohio 45432

August 24, 2020

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Sincerely,

Colin West



Maginn Dr. resident

*West
3071 Maginn Dr.
Beavercreek, OH 45434*

RECEIVED

SEP 08 2020

CITY OF BEAVERCREEK
PLANNING DEPARTMENT

City of Beavercreek
1368 Research Park Drive
Beavercreek, Ohio 45432

August 24, 2020

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I appreciate your consideration of this matter and hope the citizens of Beavercreek can experience the joys of chicken ownership soon.

Sincerely,



RECEIVED

SEP 08 2020

CITY OF BEAVERCREEK
PLANNING DEPARTMENT

City of Beavercreek
1368 Research Park Drive
Beavercreek, Ohio 45432

August 24, 2020

Dear City Council Members,

I am writing to express my support in the rezoning effort which would allow backyard chickens on Beavercreek city residential properties. I think it's important to note that while I do not personally plan on owning chickens, I support other Beavercreek residents in doing so.

The number of hens allowed would be minimal and with proper care the impact to neighborhoods would be negligible. Additionally, a chicken at its loudest is the same number of decibels as a human voice, and much more enjoyable than many sounds within a neighborhood (e.g. loud car engines, dogs barking, loud music, etc.).

After experiencing the severe supply chain interruptions during the COVID-19 pandemic, myself and other residents have become more conscious of what we can do at home to become more self-reliant. By having the ability to own chickens we would better be able to provide for our families in times where commercial retailers and suppliers cannot.

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I appreciate your consideration of this matter and hope the citizens of Beavercreek can experience the joys of chicken ownership soon.

Sincerely,

Michelle Spald

*3952 Darden Dr.
Beavercreek, OH 45431*

RECEIVED

SEP 08 2020

CITY OF BEAVERCREEK
PLANNING DEPARTMENT

City of Beavercreek
1368 Research Park Drive
Beavercreek, Ohio 45432

August 24, 2020

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- Chickens provide insect control, disease prevention, excellent fertilizer, and consume food waste that would end up in landfills.
- Citizens would be more self-reliant citizens and not as dependent on commercial egg producers
- Chickens would receive better care and a better life than on commercial egg farms
- Children could participate in 4H projects with chickens
- Chickens are also great pets who recognize their owners and enjoy being petted and hugged. They can be trained and learn tricks.
- It would help people feel a stronger connection to nature, their property, and the community. Chickens are a great way to unplug from modern pressures and get back to a simpler way of life.

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I appreciate your consideration of this matter and hope the citizens of Beavercreek can experience the joys of chicken ownership soon.

Sincerely,

Miranda Thomas
Miranda Thomas
3945 Dayton-Xenia Rd
Beavercreek, OH 45432
937-815-2671

RECEIVED

SEP 08 2020

CITY OF BEAVERCREEK
PLANNING DEPARTMENT

City of Beavercreek
1368 Research Park Drive
Beavercreek, Ohio 45432

August 24, 2020

Dear City Council Members,

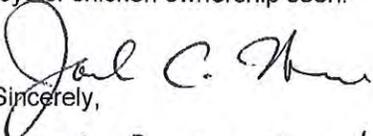
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I appreciate your consideration of this matter and hope the citizens of Beavercreek can experience the joys of chicken ownership soon.


Sincerely,

918 Mill Stone Drive

RECEIVED

SEP 11 8 2020

CITY OF BEAVERCREEK
PLANNING DEPARTMENT

City of Beavercreek
1368 Research Park Drive
Beavercreek, Ohio 45432

August 24, 2020

Dear City Council Members,

As a local business providing services to residents in the Beavercreek area, we would like to express our support in the rezoning effort which would allow backyard chickens on Beavercreek city residential properties.

The ability to own chickens would enable Beavercreek residents to live more sustainably, be more self-sufficient, and feel more connected to nature and their community amongst many other positives. Backyard chickens, when properly cared for, present no more health risk than any other domestic animal living in a residential area.

Sincerely,

Miranda Thomas

Miranda Thomas, owner
Mirmoid Waxing Studio
2260 N Fairfield Rd Ste 23
Beavercreek, OH 45431
937-815-2671

RECEIVED

SEP 08 2020

CITY OF BEAVERCREEK
PLANNING DEPARTMENT

City of Beavercreek
1368 Research Park Drive
Beavercreek, Ohio 45432

August 31, 2020

Dear City Council Members,

I am writing to express my support in the rezoning effort which would allow backyard chickens on Beavercreek city residential properties.

I appreciate your consideration of this matter and hope the citizens of Beavercreek can experience the joys of chicken ownership soon.

Sincerely,

Amber M. Wash
ambermwash@aol.com

RECEIVED

SEP 04 2020

CITY OF BEAVERCREEK
PLANNING DEPARTMENT

City of Beavercreek
1368 Research Park Drive
Beavercreek, Ohio 45432

August 31, 2020

Dear City Council Members,

I am writing to express my support in the rezoning effort which would allow backyard chickens on Beavercreek city residential properties.

I appreciate your consideration of this matter and hope the citizens of Beavercreek can experience the joys of chicken ownership soon.

Sincerely,

*Mary Ann Enlow
2397 Rollingview Dr.
Beavercreek, OH 45431*

RECEIVED

SEP 04 2020

CITY OF BEAVERCREEK
PLANNING DEPARTMENT

City of Beavercreek
1368 Research Park Drive
Beavercreek, Ohio 45432

August 31, 2020

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I appreciate your consideration of this matter and hope the citizens of Beavercreek can experience the joys of chicken ownership soon.

Sincerely,



Charlie Carver

*2407 Rollingview Dr.
Beavercreek OH, 45431*

RECEIVED

SEP 04 2020

CITY OF BEAVERCREEK
PLANNING DEPARTMENT

City of Beavercreek
1368 Research Park Drive
Beavercreek, Ohio 45432

August 31, 2020

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Sincerely,

Rachel Stuck

3972 La Bonne Rd
Beavercreek, OH 45431

RECEIVED

SEP 04 2020

CITY OF BEAVERCREEK
PLANNING DEPARTMENT

City of Beavercreek
1368 Research Park Drive
Beavercreek, Ohio 45432

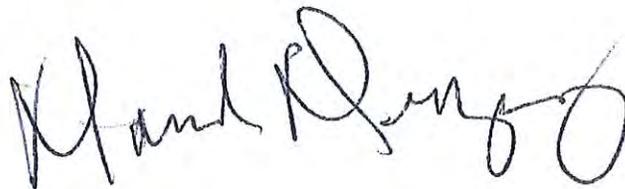
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I appreciate your consideration of this matter and hope the citizens of Beavercreek can experience the joys of chicken ownership soon.

Sincerely,



2451 ROLLINGVIEW

RECEIVED

SEP 04 2020

CITY OF BEAVERCREEK
PLANNING DEPARTMENT

City of Beavercreek
1368 Research Park Drive
Beavercreek, Ohio 45432

August 24, 2020

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 - Chickens at their loudest have the same decibel level as human conversation (60-70 decibels). In comparison, a dog can reach over 90 decibels.
- Aren't chickens full of diseases?
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- Don't chickens attract predators?
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- Aren't chickens a lot of work?
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RECEIVED

SEP 02 2020

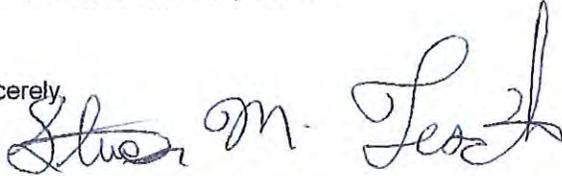
CITY OF BEAVERCREEK
PLANNING DEPARTMENT

2nd page
→

Beavercreek has the opportunity to become a progressive city by empowering its residents to invest in locally grown, sustainable food which happens to come from a family pet.

I appreciate your consideration of this matter and hope the citizens of Beavercreek can experience the joys of chicken ownership soon.

Sincerely,

A handwritten signature in blue ink that reads "Steven M. Fischer". The signature is written in a cursive style with a large, stylized "S" and "F".

Steven M. Fischer
3046 Southbrook Dr.
Beavercreek, OH 45430
(937)429-2715

City of Beavercreek
1368 Research Park Drive
Beavercreek, Ohio 45432

August 24, 2020

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2nd page →

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Sincerely,

Rachel Benton
3986 Graham Dr.
Beavercreek, OH 45431

RECEIVED

SEP 04 2020

CITY OF BEAVERCREEK
PLANNING DEPARTMENT

City of Beavercreek
1368 Research Park Drive
Beavercreek, Ohio 45432

August 24, 2020

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Sincerely,

Angie S. Stellan

3976 GRAHAM DR

RECEIVED

SEP 04 2020

CITY OF BEAVERCREEK
PLANNING DEPARTMENT

City of Beavercreek
1368 Research Park Drive
Beavercreek, Ohio 45432

August 24, 2020

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Sincerely,

Crystal Kelley
2459 Rollingview Dr

RECEIVED

SEP 04 2020

CITY OF BEAVERCREEK
PLANNING DEPARTMENT

City of Beavercreek
1368 Research Park Drive
Beavercreek, Ohio 45432

August 24, 2020

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RECEIVED

SEP 08 2020

CITY OF BEAVERCREEK
PLANNING DEPARTMENT

2nd page
→

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Sincerely,

Gina Nayles
3745 Olde Willow Dr.
Beavercreek OH 45431



City of Beavercreek
1368 Research Park Drive
Beavercreek, Ohio 45432

August 24, 2020

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SEP 02 2020

CITY OF BEAVERCREEK
PLANNING DEPARTMENT

2nd page

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I appreciate your consideration of this matter and hope the citizens of Beavercreek can experience the joys of chicken ownership soon.

Sincerely,

Daren Whyte

2408 Rollingview Ave
Beavercreek, OH 45431

Randy Burkett

From: R. O. <rachel.oleary.24@gmail.com>
Sent: Tuesday, September 8, 2020 10:51 PM
To: Randy Burkett
Subject: Re: final presentation
Attachments: BBCI Nextdoor Group 20200908.PNG; BBCI Petition_comments_20200908.pdf

Hello Randy!

I hope all is well!

Please find attached the latest Beaver Creek Backyard Chicken Initiative's Nextdoor group count. These are verified Beaver Creek residents.

I have also attached our online petition with comments. While the petition can be signed by non-Beaver Creek residents, I would like to add that it doesn't mean that those out-of-town (or state) supporters would not someday choose to live in Beaver Creek. Many residents who work at the base or at Beaver Creek defense contractors are originally out-of-towners who choose to live in the City of Beaver Creek. For instance, Northrop Grumman in Beaver Creek has a Utah location that they work closely with so you may see some Utah signatures on the petition. These Northrop employees could very possibly transfer to the Beaver Creek location during which time they may choose to become Beaver Creek residents. Chickens are an excellent marketing tool for our community. There are 122 Beaver Creek signatures, 326 in total.

Please let me know if you have any questions or concerns.

Thank you!
Rachel

On Mon, Aug 10, 2020 at 9:50 AM Randy Burkett <burkett@beavercreekoio.gov> wrote:

Your case will be on Monday September 14th, so the packets to City Council will go out Thursday Sept 10th.

Thanks!

Randy

From: R. O. <rachel.oleary.24@gmail.com>
Sent: Monday, August 10, 2020 7:52 AM
To: Randy Burkett <burkett@beavercreekoio.gov>
Subject: Re: final presentation

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CITY OF BEAVERCREEK
PLANNING DEPARTMENT

Thank you for the information, Randy! I have also let the person whose letters were not received know he can email them to you. Hopefully there will be more letters sent in the coming weeks! Also, if you can let me know the approximate date when you will need the latest petition numbers by, I will make sure to have them to you before the package is created for City Council.

Thank you again, Randy!

On Fri, Aug 7, 2020, 8:26 AM Randy Burkett <burkett@beavercreekohio.gov> wrote:

Your presentation is good. I wouldn't change it.

The first meeting is usually when the most questions are asked, but there is public input at both. City Council makes the final determination at the second meeting.

If the gentleman who said we never got a letter wants to send another one, or scan it in and email it to me, he's more than welcome. Not sure why we never got it.

Thanks

Randy

From: R. O. <rachel.oleary.24@gmail.com>
Sent: Thursday, August 6, 2020 7:00 PM
To: Randy Burkett <burkett@beavercreekohio.gov>
Subject: Re: final presentation

Thank you, Randy!

Do you think the presentation is too long? Or would you keep it as is? Also, will the last city council meeting just be the determination? Or is there speaking at both City Council sessions?

Thank you!

Rachel

On Thu, Aug 6, 2020, 4:12 PM Randy Burkett <burkett@beavercreekohio.gov> wrote:

Rachel,

No Problem! You did very well last night. FYI, the case will move onto City Council, with the first reading being at the Sept 14th meeting. That meeting is at 6 PM, and is basically the same format (you present, I present, public input and City Council questions) as last night's meeting.

If you have any questions, feel free to reach out.

Thanks!

Randy

From: R. O. <rachel.oleary.24@gmail.com>
Sent: Wednesday, August 5, 2020 11:32 PM
To: Randy Burkett <burkett@beavercreekohio.gov>
Subject: Re: final presentation

Hello Randy!

I just wanted to thank you so much for all your assistance with the proposal and walking us through this process.

Thank you again!

Rachel

On Wed, Aug 5, 2020, 2:29 PM Randy Burkett <burkett@beavercreekohio.gov> wrote:

Rachel,

Not at all! I will put the new presentation up for you so you're all ready to go. We have your case first on the agenda so you guys are there for a long time.

See you tonight

Randy

From: R. O. <rachel.oleary.24@gmail.com>
Sent: Wednesday, August 5, 2020 2:26 PM
To: Randy Burkett <burkett@beavercreekohio.gov>
Subject: final presentation

Hello Randy!

I changed a couple of words around in the presentation. If it's not too late, this is the final version for tonight's meeting.

Thank you and I'll see you in a few hours!

Rachel

Recipient:

City of Beavercreek City Council

Message:

Greetings,

Backyard Chickens in Beavercreek Ohio

Comments

Name	Location	Date	Comment
Michael Berry	Dayton, OH	2020-07-24	"Beavercreek Backyard Chickens: We are petitioning to allow up to 6 hens and no roosters in the backyards of Beavercreek. More than just sustainable food with eggs and lessening our dependence on the supply chain, chickens serve with several benefits including eating pests, (fleas, ticks, grubworms, slugs. etc.), a source of increasing the nitrogen in your soil (great for gardening) as well as a healthier life for the chicken and aiding in composting by eating scraps rather than being chemically raised in factory farming."
Michael Berry	Dayton, OH	2020-07-24	"Beavercreek Backyard Chickens: We are petitioning to allow up to 6 hens and no roosters in the backyards of Beavercreek. More than just sustainable food with eggs and lessening our dependence on the supply chain, chickens serve with several benefits including eating pests, (fleas, ticks, grubworms, slugs. etc.), a source of increasing the nitrogen in your soil (great for gardening) as well as a healthier life for the chicken and aiding in composting by eating scraps rather than being chemically raised in factory farming."
Milan Kennedy	Beavercreek, OH	2020-07-24	"I'm supporting this initiative not only for the obvious physical positives that backyard chickens would provide (insect control, compostable , renewable fertilizer and healthy food source)but also the enrichment to the positive emotional well being of people with backyard chickens."
Anita campbell	Dayton, OH	2020-07-24	"Backyard chickens provide an inexpensive food source for families. They eat a variety of insects (such as Japanese Beetles), which damage other plants. When moved through a property in mobile pens, they aerate soils naturally as they scratch for insects."
Danielle Darling	Toledo, OH	2020-07-25	"I love chickens!"
Debbie Horning	Dayton, OH	2020-07-25	"Chickens are helpful!"
Deborah Anderson	Dayton, OH	2020-07-25	"Because I think people should be able to raise chickens to lay eggs."
Lynda Kennedy	Fairborn, OH	2020-07-25	"Everyone should be able to have chickens that want them! There is absolutely no justifiable reason for them not too."
Penejope Smith	Beavercreek, OH	2020-07-26	"Backyard chickens would be a fantastic way to more sustainable food and allow our children to get a small taste of farm life!"
Tim Cahall	Springfield, OH	2020-07-29	"Farm Animals are GREAT Learning Avenues for Children. In this time of fear mongering DemoSocialist Governors making Education almost impossible, Children NEED things like this.... Counting eggs to learning gestation and dietary functions are just the start....."
Rachel O'Leary	US	2020-07-29	"Backyard chickens are a great way to live more sustainably and self-sufficiently. Chickens teach children important lessons like where their food comes from and how to care for animals. They provide a natural way to control insects, provide compost, and reduce food waste. Chickens are less noisy and produce less waste"

Name	Location	Date	Comment
			than dogs, and when properly cared for have little to no smell. Many residents moved to Beavercreek to live a life closer to nature. Legalizing chickens would support this way of life that many citizens value."
Keith Gaw	Dayton, OH	2020-07-29	"Chickens are crucial to helping the environment. They eat invasive bugs, and help fertilize our crops"
Meagan Wyman	Rexburg, ID	2020-07-29	"Chickens are important"
Laura Barnard	Beavercreek, OH	2020-07-29	"Fresh eggs are amazing!"
KaytLyn Davis	Dayton, OH	2020-07-29	"I love chickens, and have wanted to have chickens since I was very young."
Arllele Dzaferagic	Dayton, OH	2020-07-29	"Farm to table. The more we encourage people to raise their own food the better! Taking steps to end factory farming!"
Michelle Zehnder	Dayton, OH	2020-07-29	"Backyard chicken are a great learning resource for children and a great food source!"
Amber Windie	Dayton, OH	2020-07-29	"My friends want chickens and my city doesn't allow them either. It's a bummer."
Logan Burroughs	US	2020-07-29	"Backyard chickens would allow us to raise our own meat and"
Savannah Kipfer	US	2020-07-29	"Bring chickens to Beavercreek!! Chickens are wonderful family pets that provide a great resource for families!"
Amy Lind	Cincinnati, OH	2020-07-29	"I want Lisa to be allowed to have chickens and live the dream. 💎💎"
Tanya Carter	Dayton, OH	2020-07-30	"I believe in the right of home owners to procure their own means for food"
Lindy Van	Philadelphia, PA	2020-07-30	"Sustainable Agriculture at the local level benefits everyone."
Mary Horn	Casstown, OH	2020-07-30	"This is an amazingly simple way to positively impact the people on multiple levels who raise these hens."
Joyce Hughes	Dayton, OH	2020-07-30	"I feel if people want chickens they should have them as long as the smell is kept to min"
Megan Stanley Bond	Beavercreek, OH	2020-07-30	"Hens are amazing as well Roosters they provide so much for families and there children to be able to hand raise them and to teach your children to take ownership and care for them is something beautiful, chickens of raised correctly will obey, know you and are so loyal to you. They feed your family and the children love seeking for eggs all through out the day. There really shouldn't be a limited to 6 there should be able to be more"
richard brock	Beavercreek, OH	2020-07-30	"I believe that everyone has the right to raise and grow their own food."
Robin Dohner	West Milton, OH	2020-07-30	"I have chickens. You cannot have a better animal in a backyard than chickens. They teach young ones how to nurture and care for an animal. They provide eggs and meat. They keep the insect

Name	Location	Date	Comment
Tony Aleccia	Lindon, UT	2020-07-30	population down. Perfect bird for the backyard! A basic human right is to be able to provide for their family!"
Joni Stusek	US	2020-07-30	"I'm signing because I'm tired of my every move being regulated by big brother."
Eva Rengering	Dayton, OH	2020-07-30	"I support being able to have your own hens die egg supply and educational reasons for adults and kids."
Loyal Archuletta	Midvale, UT	2020-07-31	"Chickens mean food. Eggs you can eat and don't have to spend money buying them or gas going to the store. Big savings."
Sarah Joslin	Hillsboro, OH	2020-07-31	"Chickens are a great way to keep pests down, and also a way of providing food. They eat ticks, roaches, mice, a few of mine have eaten gardner snakes. Around a year in age chickens will start laying eggs for you daily."
Karen Haviland	Dayton, OH	2020-08-14	"Chickens make awesome family pets and teach responsibility to children & families. It is an opportunity to connect families with where their food comes from. It is an important survival skill. There are many many online resources & support groups to support responsible chicken raising."
Natalia Navarra	Brooklyn, NY	2020-08-23	"Chickens are good for the envieionment."

Name	City	State	Postal Code	Country	Signed On
Rachel Batty	Amesville	OH	45711	US	7/29/2020
Sandi Smith	Atwater	OH	44201	US	7/31/2020
Rachel O'Leary	Beavercreek	OH	45434	US	7/24/2020
Jodi Oliver	Beavercreek	OH	45434	US	7/24/2020
Mimi Dunaway	Beavercreek	OH	45431	US	7/24/2020
Theresa Larson	Beavercreek	OH	45432	US	7/24/2020
Jenny Shurte	Beavercreek	OH	45434	US	7/24/2020
Michael Berry	Beavercreek	OH	45430	US	7/24/2020
Gloria Berry	Beavercreek	OH	45430	US	7/24/2020
Bryan O'Leary	Beavercreek	OH	45434	US	7/24/2020
Milan Kennedy	Beavercreek	OH	45434	US	7/24/2020
Matt Shurte	Beavercreek	OH	45434	US	7/24/2020
Stephanie Stine	Beavercreek	OH	45434	US	7/24/2020
Jackson Vandergriff	Beavercreek	OH	45430	US	7/24/2020
Lori Shurte	Beavercreek	OH	45431	US	7/24/2020
Anita Campbell	Beavercreek	OH	45432	US	7/24/2020
Lauren pelan	Beavercreek	OH	45432	US	7/24/2020
Lauren Tzonkov	Beavercreek	OH	45434	US	7/25/2020
Nanami Nagumo Brewer	Beavercreek	OH	45432	US	7/25/2020
Ryan Brewer	Beavercreek	OH	45432	US	7/25/2020
Cheryl Keggan	Beavercreek	OH	45431	US	7/25/2020
Britany Stankowski	Beavercreek	OH	45430	US	7/25/2020
Michelle Berry	Beavercreek	OH	45430	US	7/25/2020
Skai hall	Beavercreek	OH	45432	US	7/25/2020
Nanette Scheve-Hall	Beavercreek	OH	45432	US	7/25/2020
Debbie Horning	Beavercreek	OH	45434	US	7/25/2020
Albert Salas	Beavercreek	OH	45430	US	7/25/2020
Deborah Anderson	Beavercreek	OH	45434	US	7/25/2020
Penelope Smith	Beavercreek	OH	45432	US	7/26/2020
Justin pelan	Beavercreek	OH	45432	US	7/26/2020
Lisa Perry	Beavercreek	OH	45434	US	7/27/2020
Jill Saldana	Beavercreek	OH	45434	US	7/27/2020
Bob Steen	Beavercreek	OH	45432	US	7/27/2020
Benjamin Dudash	Beavercreek	OH	45434	US	7/27/2020
Joanna Harvey	Beavercreek	OH	45431	US	7/29/2020
Jennifer Harvey	Beavercreek	OH	45434	US	7/29/2020
Sarah Bills	Beavercreek	OH	45434	US	7/29/2020
Brent Randolph	Beavercreek	OH	45434	US	7/29/2020
Jennifer Stephenson	Beavercreek	OH	45434	US	7/29/2020
Keith Gaw	Beavercreek	OH	45432	US	7/29/2020
Harry C	Beavercreek	OH	45431	US	7/29/2020
Stacey Kirchner	Beavercreek	OH	45432	US	7/29/2020
Katharine Watson	Beavercreek	OH	45324	US	7/29/2020
Katrina Gibbs	Beavercreek	OH	45432	US	7/29/2020
Ronald Hinrichsen	Beavercreek	OH	45434	US	7/29/2020
Richard Homer	Beavercreek	OH	45431	US	7/29/2020
Andria Downing	Beavercreek	OH	45434	US	7/29/2020
Laura Barnard	Beavercreek	OH	45431	US	7/29/2020

Megan Noble	Beavercreek	OH	45434 US	7/29/2020
Jeremy Gibbs	Beavercreek	OH	45432 US	7/29/2020
Rebecca Schenking	Beavercreek	OH	45432 US	7/29/2020
Anastasia Bosworth	Beavercreek	OH	45432 US	7/29/2020
Mary Hart	Beavercreek	OH	45432 US	7/29/2020
Alanna Khan	Beavercreek	OH	45432 US	7/29/2020
Jenna Dittrich	Beavercreek	OH	45432 US	7/29/2020
Acacia Hanlon	Beavercreek	OH	45434 US	7/29/2020
Jennifer Starbuck	Beavercreek	OH	45431 US	7/29/2020
Jennifer Noll	Beavercreek	OH	45432 US	7/29/2020
Arielle Dzaferagic	Beavercreek	OH	45432 US	7/29/2020
L Nordstrom	Beavercreek	OH	45434 US	7/29/2020
Stephanie Ball	Beavercreek	OH	45432 US	7/29/2020
Christina Marsh	Beavercreek	OH	45432 US	7/29/2020
Kayla Gaston	Beavercreek	OH	45434 US	7/29/2020
Sarah Gehring	Beavercreek	OH	45434 US	7/29/2020
Jenilee Lowe	Beavercreek	OH	45430 US	7/29/2020
Pam Heyart	Beavercreek	OH	45432 US	7/29/2020
Joyce Berhold	Beavercreek	OH	45434 US	7/29/2020
Michael Hutchison	Beavercreek	OH	45440 US	7/29/2020
Kinsey Story	Beavercreek	OH	45434 US	7/29/2020
Susan Hoskins	Beavercreek	OH	45431 US	7/29/2020
Betsy Fecke	Beavercreek	OH	45432 US	7/29/2020
Erica Helton	Beavercreek	OH	45432 US	7/29/2020
Alyson Turri	Beavercreek	OH	45434 US	7/29/2020
Dale morris	Beavercreek	OH	45434 US	7/29/2020
Alison Heacock	Beavercreek	OH	45440 US	7/30/2020
Shannon Haver	Beavercreek	OH	45434 US	7/30/2020
Joyce Hughes	Beavercreek	OH	45432 US	7/30/2020
Megan Stanley Bond	Beavercreek	OH	US	7/30/2020
Mindy Ferguson	Beavercreek	OH	45434 US	7/30/2020
Patricia Mitchell	Beavercreek	OH	45434 US	7/30/2020
Richard Davis	Beavercreek	OH	45432 US	7/30/2020
richard brock	Beavercreek	OH	45432 US	7/30/2020
Janet Traxler	Beavercreek	OH	45434 US	7/30/2020
Lindsay Green	Beavercreek	OH	45440 US	7/30/2020
Allison McCormick	Beavercreek	OH	45432 US	7/30/2020
Carrie Touchette	Beavercreek	OH	45431 US	7/30/2020
Anita Mummert	Beavercreek	OH	45431 US	7/30/2020
Christie Taylor	Beavercreek	OH	45432 US	7/30/2020
Lisa Brock	Beavercreek	OH	45432 US	7/30/2020
Lucy Matlow	Beavercreek	OH	45430 US	7/30/2020
Bethany Wright	Beavercreek	OH	45432 US	7/30/2020
Tim C	Beavercreek	OH	60612 US	7/30/2020
Kim Crawford	Beavercreek	OH	45434 US	7/30/2020
Eva Rengering	Beavercreek	OH	45432 US	7/30/2020
Jennifer Bonhaus	Beavercreek	OH	45434 US	7/31/2020
George Allen	Beavercreek	OH	45432 US	7/31/2020
Beverly Stevens	Beavercreek	OH	45434 US	7/31/2020

Joseph Kemmerer	Beavercreek	OH	45434-6727 US	7/31/2020
Emme Pack	Beavercreek	OH	45434 US	7/31/2020
Rob Issel	Beavercreek	OH	45432 US	7/31/2020
Geraldine Verhine	Beavercreek	OH	45432 US	8/1/2020
Tia Evans	Beavercreek	OH	45434 US	8/1/2020
Caleb Boone	Beavercreek	OH	45434 US	8/1/2020
Jake McCormick	Beavercreek	OH	45434 US	8/1/2020
Patricia Hauschild	Beavercreek	OH	45432 US	8/1/2020
Alejandra Bucio	Beavercreek	OH	45431 US	8/2/2020
Steven Barnes	Beavercreek	OH	45430 US	8/2/2020
Steven McKeown	Beavercreek	OH	45432 US	8/2/2020
Caitlin Lavilla	Beavercreek	OH	45434 US	8/6/2020
Andrew Mort	Beavercreek	OH	45434 US	8/6/2020
Nabeel Mulla	Beavercreek	OH	45431 US	8/10/2020
Marilyn Sheck	Beavercreek	OH	45431 US	8/10/2020
Amanda Turner	Beavercreek	OH	45432 US	8/10/2020
Ronald Sheck	Beavercreek	OH	45431 US	8/10/2020
Jeff Rolls	Beavercreek	OH	45434 US	8/10/2020
Megan Harkins	Beavercreek	OH	45430 US	8/10/2020
Melissa Lambert	Beavercreek	OH	45430 US	8/10/2020
Stephen Lambert	Beavercreek	OH	45430 US	8/10/2020
Heidi Harkins	Beavercreek	OH	45430 US	8/12/2020
Paul DeFlorio	Beavercreek	OH	45434 US	8/18/2020
Tatyana Ipatova	Beavercreek	OH	45431 US	8/22/2020
shelly ross	Beavercreek	OH	45324 US	8/29/2020
Cory Hendrix	Beavercreek	OH	45431 US	8/29/2020
Sarah Hendrix	Beavercreek	OH	45431 US	8/29/2020
Kimberly Parrett	Beavercreek Township	OH	45385 US	7/30/2020
Renee Pelan	Bellbrook	OH	45305 US	7/24/2020
Shannon T	Bellbrook	OH	45305 US	7/30/2020
Mary Horn	Casstown	OH	45312 US	7/30/2020
Charles Stusek	Chesterland	OH	44028 US	7/30/2020
Amy Lind	Cincinnati	OH	45223 US	7/29/2020
Patricia Kirchgassner Wright	Cincinnati	OH	45245 US	7/29/2020
Megan McCormick	Cincinnati	OH	45242 US	8/1/2020
Suzanne Starbuck	Columbus	OH	43211 US	7/29/2020
Ally Minnick	Columbus	OH	43210 US	7/30/2020
edna Neiser	Columbus	OH	43228 US	8/30/2020
Sarah Fast	Dayton	OH	45430 US	7/24/2020
Cyndi Peffly	Dayton	OH	45429 US	7/24/2020
Mikayla Berry	Dayton	OH	45430 US	7/24/2020
Laura Cox	Dayton	OH	45440 US	7/24/2020
Kyle Stabkowski	Dayton	OH	45430 US	7/24/2020
Lynda Kennedy	Dayton	OH	45431 US	7/25/2020
Christopher Goessl	Dayton	OH	45431 US	7/25/2020
Jeannie Campbell	Dayton	OH	45431 US	7/25/2020
Stephanie White	Dayton	OH	45424 US	7/25/2020
Jon Stine	Dayton	OH	45458 US	7/25/2020
Justin Schroeder	Dayton	OH	45459 US	7/26/2020

Dakota Gray	Dayton	OH	45420 US	7/26/2020
Jessica Brant	Dayton	OH	45424 US	7/29/2020
Jayson Haney	Dayton	OH	45431 US	7/29/2020
Robyn Davis	Dayton	OH	45439 US	7/29/2020
JoEllen Davis	Dayton	OH	45431 US	7/29/2020
Kristina Call	Dayton	OH	45431 US	7/29/2020
Kayleigh Kimura	Dayton	OH	45430 US	7/29/2020
Tiffany Ipsen	Dayton	OH	45431 US	7/29/2020
KaytiLyn Davis	Dayton	OH	45431 US	7/29/2020
Carrie Gilliam	Dayton	OH	45420 US	7/29/2020
Zachary Gaston	Dayton	OH	45431 US	7/29/2020
Mike Kurtz	Dayton	OH	45424 US	7/29/2020
Kristin Schriver	Dayton	OH	45430 US	7/29/2020
Heather Latham	Dayton	OH	45431 US	7/29/2020
Noelle Cline	Dayton	OH	45431 US	7/29/2020
Michelle Zehnder	Dayton	OH	45305 US	7/29/2020
Tyler Greenwood	Dayton	OH	45430 US	7/29/2020
Amber Windle	Dayton	OH	45449 US	7/29/2020
Brian Bosworth	Dayton	OH	45459 US	7/29/2020
Mark Sandefur	Dayton	OH	45431 US	7/29/2020
Cheri Warner	Dayton	OH	45431 US	7/29/2020
Kendra Schneider	Dayton	OH	45431 US	7/29/2020
Amy Learned	Dayton	OH	45431 US	7/29/2020
Amy Stebelton	Dayton	OH	45431 US	7/29/2020
Emily Hoffhines	Dayton	OH	45430 US	7/29/2020
Lisa Nicolosi	Dayton	OH	45430 US	7/29/2020
Jennifer Larochele-Starbuck	Dayton	OH	45431 US	7/29/2020
Jennifer Babak	Dayton	OH	45430 US	7/29/2020
Tara Robertson	Dayton	OH	45440 US	7/29/2020
Nicole Petty	Dayton	OH	45420-3658 US	7/29/2020
Ian Kinner	Dayton	OH	45431 US	7/29/2020
Amanda Morris	Dayton	OH	45431 US	7/29/2020
Terry Evans	Dayton	OH	45424 US	7/29/2020
Mark Winkle	Dayton	OH	45404 US	7/29/2020
Melissa Barlow	Dayton	OH	45414 US	7/29/2020
Tanya Carter	Dayton	OH	45424 US	7/30/2020
R Duncan	Dayton	OH	45424 US	7/30/2020
amy dunkin	Dayton	OH	45419 US	7/30/2020
John Tyleshevski	Dayton	OH	45431 US	7/30/2020
Stacie Davis	Dayton	OH	45431 US	7/30/2020
Candice Davis	Dayton	OH	45429 US	7/30/2020
Cecilia Periman	Dayton	OH	45440 US	7/31/2020
Jenice Watts	Dayton	OH	45458 US	7/31/2020
Casey Crumrine	Dayton	OH	45449 US	7/31/2020
Gerri Rodgers	Dayton	OH	45430 US	7/31/2020
Tori Evans	Dayton	OH	45410 US	8/1/2020
Robert Gehring	Dayton	OH	45414 US	8/1/2020
Rachel Thompson	Dayton	OH	45417 US	8/1/2020
Dale Shouse	Dayton	OH	45429 US	8/1/2020

Amy Straume	Dayton	OH	45430 US	8/2/2020
Lisa Smith	Dayton	OH	45424 US	8/2/2020
Tammy Heyne Barnes	Dayton	OH	45430 US	8/2/2020
Eloy Iara	Dayton	OH	45420 US	8/2/2020
Kimberly Mulla	Dayton	OH	45431 US	8/10/2020
Travis Tidball	Dayton	OH	45431 US	8/11/2020
Jenny Roether	Dayton	OH	45431 US	8/11/2020
Karen Haviland	Dayton	OH	45429 US	8/14/2020
Chadrick Myers	Dayton	OH	45440 US	8/19/2020
Daren Whyte	Dayton	OH	45431 US	8/30/2020
greg jones	Dayton	OH	45459 US	9/1/2020
Kimberly Grandinette	Enon	OH	45323 US	7/29/2020
Hayden Ferguson	Fairborn	OH	45324 US	7/24/2020
Max Shurte	Fairborn	OH	45324 US	7/24/2020
Kelsi Lovely	Fairborn	OH	45324 US	7/24/2020
Emma Fitzpatrick	Fairborn	OH	45324 US	7/24/2020
Shirley Stirr	Fairborn	OH	45324 US	7/24/2020
Wanda Fitzpatrick	Fairborn	OH	45324 US	7/25/2020
Cassie Whitehead	Fairborn	OH	45324 US	7/29/2020
Amber Fullington	Fairborn	OH	45324 US	7/29/2020
Rachel Hammond	Fairborn	OH	45324 US	7/29/2020
Mary Davis	Fairborn	OH	45324 US	7/30/2020
Joy Hoover	Fairborn	OH	45324 US	7/30/2020
Emma Woodworth	Fairborn	OH	45324 US	7/31/2020
Sara Lavilla	Fairborn	OH	4538 US	8/6/2020
Kristin Neale	Fairborn	OH	45324 US	8/17/2020
Rachael Shurte	Franklin	OH	45005 US	7/24/2020
Elisa Nordmeyer	Hilliard	OH	43026 US	7/29/2020
Sarah Joslin	Hillsboro	OH	45133 US	7/31/2020
Julie Kiser	Jamestown	OH	58401 US	7/25/2020
Brittany Helmling	Kent	OH	44240 US	7/29/2020
Devon Horsman	Kettering	OH	45419 US	7/29/2020
Geneva Childress	Lebanon	OH	45036 US	7/29/2020
Ruth Leake	Marysville	OH	43040 US	7/30/2020
Larry Williams	Middletown	OH	45044 US	7/30/2020
Sarah Evers	New Carlisle	OH	45344 US	8/6/2020
Beth Willis	Newark	OH	43055 US	7/29/2020
Sarah D	Piqua	OH	45356 US	7/30/2020
Jeremy Ovenshire	Pleasant Hill	OH	45359 US	7/30/2020
Melissa Roller	Reesville	OH	45166 US	7/29/2020
Penny Shurte	Springboro	OH	45066 US	7/24/2020
Tim Cahall	Springfield	OH	45506 US	7/29/2020
Danielle Darling	Toledo	OH	43606 US	7/25/2020
Joseph Brown	Troy	OH	45373 US	7/29/2020
Mark Trivette	Troy	OH	45431 US	8/8/2020
Michala Cook	Urbana	OH	43078 US	7/29/2020
Jade Anthony	West Carrollton	OH	45449 US	7/29/2020
Robin Dohner	West Milton	OH	45383 US	7/30/2020
Lauren Boyd	Xenia	OH	45385 US	7/29/2020

Nancy Conley	Xenia	OH	45385 US	7/30/2020
Janelle Howard	Xenia	OH	45385 US	7/30/2020
Steve Herald	Xenia	OH	45385 US	7/31/2020
Jennifer King	Xenia	OH	45385 US	8/1/2020
Alexa Stevens	Xenia	OH	45385 US	8/6/2020
Kimberly Neal	Xenia	OH	45385 US	8/22/2020
Jamie Coon	North Pole	AK	99705 US	7/29/2020
Halima El	Los Angeles	CA	90044 US	7/24/2020
Randy Avalos	Menlo Park	CA	94025 US	7/25/2020
Joe Tyleshevski	Apollo Beach	FL	33572 US	7/30/2020
Linda Schwartz	Apollo Beach	FL	33572 US	7/30/2020
Jesse Walker	Holiday	FL	34690 US	7/30/2020
Renee Gallazzi	Jacksonville	FL	32210 US	8/2/2020
Courtney Melvin	Atlanta	GA	30341 US	8/1/2020
Meagan Wyman	Rexburg	ID	83440 US	7/29/2020
Mike Berry	Chicago	IL	60602 US	7/24/2020
John Lodge	Chicago	IL	60602 US	7/31/2020
David Krieger	O Fallon	IL	62269 US	7/30/2020
Amanda Otey	Plainfield	IL	60586 US	7/30/2020
Jennifer Marano	Ft Mitchell	KY	41017 US	7/29/2020
Sue Johnson	Manchester	KY	40962 US	8/1/2020
Aaron Haggard	Winchester	KY	40391 US	7/30/2020
Alexander White	Leonardtown	MD	20650 US	8/3/2020
Susan Hurst	Lexington Park	MD	20653 US	7/29/2020
Michael Leimann Jr	Monroe	MI	48162 US	7/24/2020
April Martinez	Minneapolis	MN	55407 US	7/29/2020
Celeste Wegner	Liberty	MO	64068 US	7/30/2020
Melissa Horstman	Knightdale	NC	27545 US	7/24/2020
Nathan Horstman	Raleigh	NC	27610 US	7/24/2020
Cm Redding	Omaha	NE	68005 US	8/23/2020
Natasha Danova	Brooklyn	NY	11214 US	8/22/2020
Natalia Navarra	Brooklyn	NY	11208 US	8/23/2020
María García de alba	Boring	OR	97009 US	8/1/2020
Jessie Fannin	Fairview	OR	97024 US	7/29/2020
Vivienne Lewis	Gresham	OR	97080 US	7/29/2020
Jane Harvey	Roseburg	OR	97471 US	7/29/2020
Lindy Van	Philadelphia	PA	19124 US	7/30/2020
Sharon Christy	Philadelphia	PA	19124 US	8/10/2020
Melissa Cartagena	Philadelphia	PA	19124 US	8/25/2020
Jennifer Clinger	Nashville	TN	37209 US	7/29/2020
Fletcher Edington	Austin	TX	78756 US	7/24/2020
catherine posey	El Paso	TX	79904 US	7/24/2020
Tony Aleccia	Lindon	UT	84042 US	7/30/2020
Loyal Archuletta	Midvale	UT	84047 US	7/31/2020
Carson Nelson	Provo	UT	84604 US	7/29/2020
Nathan Neilson	Provo	UT	84606 US	8/6/2020
Amanda Burnett	Salt Lake City	UT	84109 US	7/30/2020
Gerardo Tamashiro	Falls Church	VA	22003 US	7/29/2020
Denice Goode	Spokane	WA	99212 US	8/1/2020

Rachel Sorber	Muskego	WI	53150 US	8/1/2020
Aurora McDaniel	Alliance		44601 US	7/31/2020
Unknown Frosty	Arden		28704 US	8/1/2020
Andrew Demakakos	Astoria		11103 US	8/2/2020
Elijah Hammond	Bozeman		59718 US	7/26/2020
Deja Swanson	Burbank		91503 US	7/25/2020
Djene Sacko	Cincinnati		45211 US	7/25/2020
Allison Noll	Dayton		45459 US	7/29/2020
Caleb Tickle	Elkridge		21075 US	7/26/2020
Niouma Diagana	Fort Thomas		41075 US	8/1/2020
Bella Steele	Fort Worth		76123 US	7/25/2020
Katherine Ramirez	Fountain Valley		92708 US	8/1/2020
troy paarks	Lewisburg		45338 US	8/1/2020
Angelina Rodriguez	Long Valley		7853 US	8/1/2020
Alex Jane	Marina		93933 US	7/31/2020
Tricia Sherwood	North Platte		69101 US	7/25/2020
Connor Stallings	Oroville		95122 US	7/26/2020
Matthew Malesky	Pittsburgh		15234 US	7/25/2020
Jessica Lopez	Pomona		91767 US	8/1/2020
Scherlyn Rodriguez Galicia	Ramona		92065 US	7/25/2020
Cody Lewis	Saint Peters		63376 US	8/2/2020
Kaitlyn Vazquez	San Antonio		78211 US	8/1/2020
Isabel Colon	Shawano		54166 US	7/25/2020
Caitlin Kennedy	Wilmington		19803 US	8/1/2020
Jessica Nguyen	Wylie		75098 US	7/25/2020
Chandler Patterson			US	7/25/2020
Courtney Eakle			US	7/29/2020
Christa N Jason Premo			US	7/29/2020
Logan Burroughs			US	7/29/2020
Savannah Kipfer			US	7/29/2020
Heather Evans			US	7/29/2020
Joni Stusek			US	7/30/2020
Charles Hensley			US	7/31/2020

City of Beavercreek
1368 Research Park Drive
Beavercreek, Ohio 45432

August 24, 2020

Dear City Council Members,

I am writing to express my support in the rezoning effort which would allow backyard chickens on Beavercreek city residential properties. The ability to own chickens would enable Beavercreek residents to live more sustainably, be more self-sufficient, and feel more connected to nature and our community amongst many other positives. Some of the benefits include, but are not limited to, the following:

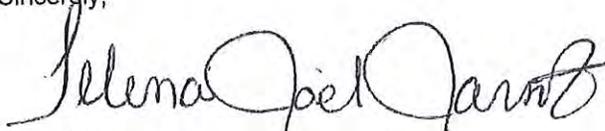
- Chickens provide insect control, disease prevention, excellent fertilizer, and consume food waste that would end up in landfills.
- Citizens would be more self-reliant citizens and not as dependent on commercial egg producers
- Chickens would receive better care and a better life than on commercial egg farms
- Children could participate in 4H projects with chickens
- Chickens are also great pets who recognize their owners and enjoy being petted and hugged. They can be trained and learn tricks.
- It would help people feel a stronger connection to nature, their property, and the community. Chickens are a great way to unplug from modern pressures and get back to a simpler way of life.

After experiencing the severe supply chain interruptions during the COVID-19 pandemic, myself and other residents have become more conscious of what we can do at home to become more self-reliant. By having the ability to own chickens we would better be able to provide for our families in times where commercial retailers and suppliers cannot.

Chickens have been present in backyards large and small in cities, small towns, and rural areas from time immemorial. Hens are not inherently farm animals any more than dogs, cats, or rabbits are and as such, should be considered household pets and not defined as livestock. In fact, 80 of the nation's largest 100 cities allow their residents to own backyard chickens so this is certainly not a rural phenomenon. Beavercreek has the opportunity to become a progressive city by empowering its residents to invest in locally grown, sustainable food which happens to come from a family pet.

I appreciate your consideration of this matter and hope the citizens of Beavercreek can experience the joys of chicken ownership soon.

Sincerely,



SELENA JOEL JARNDT

3962 DARDON DRIVE

BEAVERCREEK, OHIO 45431

RECEIVED

AUG 24 2020
CITY OF BEAVERCREEK
PLANNING DEPARTMENT

City of Beavercreek
1368 Research Park Drive
Beavercreek, Ohio 45432

August 24, 2020

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I appreciate your consideration of this matter and hope the citizens of Beavercreek can experience the joys of chicken ownership soon.

Sincerely,

Sam Bruner
2425 Rollingview Ave.
Beavercreek, OH 45431

RECEIVED

AUG 24 2020
CITY OF BEAVERCREEK
PLANNING DEPARTMENT

City of Beavercreek
1368 Research Park Drive
Beavercreek, Ohio 45432

August 24, 2020

Dear City Council Members,

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- It would help people feel a stronger connection to nature, their property, and the community. Chickens are a great way to unplug from modern pressures and get back to a simpler way of life.

After experiencing the severe supply chain interruptions during the COVID-19 pandemic, myself and other residents have become more conscious of what we can do at home to become more self-reliant. By having the ability to own chickens we would better be able to provide for our families in times where commercial retailers and suppliers cannot.

Chickens have been present in backyards large and small in cities, small towns, and rural areas from time immemorial. Hens are not inherently farm animals any more than dogs, cats, or rabbits are and as such, should be considered household pets and not defined as livestock. In fact, 80 of the nation's largest 100 cities allow their residents to own backyard chickens so this is certainly not a rural phenomenon. Beavercreek has the opportunity to become a progressive city by empowering its residents to invest in locally grown, sustainable food which happens to come from a family pet.

I appreciate your consideration of this matter and hope the citizens of Beavercreek can experience the joys of chicken ownership soon.

Sincerely,

Kelland J. Powell
~~511~~ 4146 RYDOLL DR
BEAVERCREEK OHIO
45432

RECEIVED

AUG 24 2020

CITY OF BEAVERCREEK
PLANNING DEPARTMENT

City of Beavercreek

September 7, 2020

Dear City Council Members,

I am writing to express my support in the rezoning effort which would allow backyard chickens on Beavercreek city residential properties.

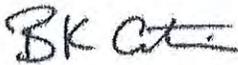
The number of hens allowed would be minimal and with proper care the impact to neighborhoods would be negligible. Additionally, a chicken at its loudest is the same number of decibels as a human voice, and much more enjoyable than many sounds within a neighborhood (e.g. loud car engines, dogs barking, loud music, etc.).

After experiencing the severe supply chain interruptions during the COVID-19 pandemic, myself and other residents have become more conscious of what we can do at home to become more self-reliant. By having the ability to own chickens we would better be able to provide for our families in times where commercial retailers and suppliers cannot.

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I appreciate your consideration of this matter and hope the citizens of Beavercreek can experience the joys of chicken ownership soon.

Sincerely,



Brad Couturier

2775 Stauffer Drive

Beavercreek, OH 45434

937-301-0616

RECEIVED

SEP 09 2020

CITY OF BEAVERCREEK
PLANNING DEPARTMENT

City of Beavercreek
1368 Research Park Drive
Beavercreek, Ohio 45432

September 3, 2020

Dear City Council Members,

As a local business providing services to residents in the Beavercreek area, we would like to express our support in the rezoning effort which would allow backyard chickens on Beavercreek city residential properties.

The ability to own chickens would enable Beavercreek residents to live more sustainably, be more self-sufficient, and feel more connected to nature and their community amongst many other positives. Backyard chickens, when properly cared for, present no more health risk than any other domestic animal living in a residential area.

Sincerely,

ERIKA DEBOIT

ERIKA DEBOIT

Quest Gymnastics & Extreme Sports Center

RECEIVED

SEP 03 2020

CITY OF BEAVERCREEK
PLANNING DEPARTMENT

City of Beavercreek
1368 Research Park Drive
Beavercreek, Ohio 45432

August 24, 2020

Dear City Council Members,

I am writing to express my support in the rezoning effort which would allow backyard chickens on Beavercreek city residential properties. The ability to own chickens would enable Beavercreek residents to live more sustainably, be more self-sufficient, and feel more connected to nature and our community amongst many other positives.

Many of Beavercreek's citizens moved to this city to escape congested, land-locked cities and towns in the Dayton area. Beavercreek is a relaxed, family-oriented community which borders a lot of rural area and this is incredibly appealing to many of its residents. Chickens, though obviously not strictly a rural animal, provide residents with another way to enjoy the land and lifestyle which they moved to Beavercreek to experience. They provide a connection to the land and memories that residents cherish from their own childhood and long to share with their children and grandchildren.

After experiencing the severe supply chain interruptions during the COVID-19 pandemic, myself and other residents have become more conscious of what we can do at home to become more self-reliant. By having the ability to own chickens we would better be able to provide for our families in times where commercial retailers and suppliers cannot.

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I appreciate your consideration of this matter and hope the citizens of Beavercreek can experience the joys of chicken ownership soon.

Sincerely,

TERESA WEST

3065 MAQUIN DR

Teresa West

RECEIVED

CITY OF BEAVERCREEK
PLANNING DEPARTMENT

CITY OF BEAVERCREEK
CITY COUNCIL
AGENDA ITEM REPORT

PEC

Meeting Date: September 14, 2020 Agenda Reference No.: VII. A-E	Reference Topic: PC 20-6 ASRA Dayton-Xenia Marathon Food Mart Motion
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ACTION REQUESTED		
<input checked="" type="checkbox"/> Approval	<input type="checkbox"/> Disapproval	<input type="checkbox"/> Table
<input type="checkbox"/> Review and Comment	<input type="checkbox"/> No Action Requested	<input type="checkbox"/> Other _____

REQUEST BY APPLICANT:

The applicant is requesting Administrative Site Plan Review and Approval (ASRA) to allow for the construction of a 6,900 square foot two-tenant building and gas station at 3810 Dayton-Xenia Road.

STAFF RECOMMENDATION:

Planning Commission and Staff are recommending approval of this ASRA as outlined in the attached Motion.

PROCEDURAL OPTIONS FOLLOWING ACTION:

City Council may choose to approve, approve with conditions, disapprove, or table this application.

**MOTION TO APPROVE
DAYTON-MARATHON FOOD MART
ASRA DETAILED SITE PLAN PC 20-6**

“I move, for the purpose of taking administrative action, approval of an ASRA Detailed Site Plan for Dayton-Xenia Marathon Food Mart, on the basis that City Council finds the facts submitted with the application and accompanying materials, and modifications, amendments and supplementary conditions satisfy the standards and criteria for an ASRA Detailed Site Plan as per §158.083 of the Zoning Code. Supplementary conditions required of this approval shall be as follows. I further move that this motion with all conditions be fully recorded in the minutes of this Council meeting.”

1. The approved plans for this development shall be the plans stamped “Received September 9, 2020”, except as modified herein.
2. The approved building elevations shall be those plans stamped “Received July 1, 2020” except where modified herein.
3. The approved building colors shall be similar to those depicted in the photographs stamped “Received July 30, 2020”.
 - i. The rear (north) elevation of the building shall incorporate lighter brick inlays to mimic windows. Final approval of the north elevation shall be given by Planning Department staff prior to the release of a zoning permit.
 - ii. The material within the dormers shall consist of either EIFS, HardiePlank, or similar materials.
4. A detailed landscape plan shall be reviewed and approved by the Planning Department prior to the execution of the required Development Agreement and the release of a zoning permit. An additional row of bushes, that are the same type and caliber as the ones to the north of the detention pond, shall be added along the southern edge of detention pond and shall be shown on the final landscaping plan.
5. Prior to the issuance of a zoning permit, all structures including accessory buildings, paved areas and the like shall be completely demolished and removed from the site. A demolition permit shall be required from the City and County prior to any demo work being performed.
6. All existing curb cuts and driveway aprons on Dayton-Xenia Road and N. Central Drive shall be removed and replaced with new curb and gutter. This shall be shown on the final construction drawing, to be reviewed and approved by the

Engineering Department prior to the release of the zoning permit.

7. Perpetual maintenance of landscaping shall be provided and any dead or diseased materials shall be removed and replaced with similar types, species and sizes as originally planted, within three months, weather permitting.
8. A Development Agreement must be signed by the owner and a bond or letter of credit for the required site landscaping must be submitted prior to issuance of a zoning permit for any portion of the project for the purpose, but not for the sole purpose, of insuring the installation of landscaping. Said bond or letter of credit must meet the requirements of the City's landscaping and screening regulations.
9. All trash collection containers shall be screened from view and enclosed within a permanent dumpster enclosure or completely kept within the building. Any dumpster enclosures shall be constructed of materials to match the building, and fitted with a closeable, lockable gate.
10. Debris and trash shall be routinely collected by the owner from the parking lot and grounds of all areas of the project including the storm drainage facilities. The City reserves the right to require more frequent collection, as necessary.
11. Gutters and downspouts shall be the same color as the abutting surface.
12. The façade shall not be painted or altered without the expressed approval of the Planning Department and/or Planning Commission.
13. All Signage shall comply with the Zoning Code for B-2 district with the exception of the ground sign. The final location and size of all signs shall be reviewed and approved by the Planning Department prior to the issuance of any sign permits.
 - i. Raceways shall be prohibited.
 - ii. No temporary signage shall be permitted.
 - iii. The ground sign shall be no larger than 36 square feet per side and no taller than 6.1 feet and shall be constructed with a masonry base to match the materials used to construct the building.
 - iv. Canopy signage as shown in the rendering stamped received "July 30, 2020" shall only be permitted on the east and west elevations of the canopy.
14. Prior to the issuance of a zoning permit, final cut sheet details and photometric plans for lighting of the site shall be reviewed and approved by the Planning Department.
 - i. No pole shall be located in the paved area of the parking field.
 - ii. All lights shall be full cut off fixtures.
 - iii. Lights in the parking lot shall be reduced to no greater than 25 percent illumination level within one hour of closing.

15. All concerns of the City Engineer, Fire Department, Sanitary Engineer and the Planning Department shall be addressed and approved prior to the release of a zoning permit for the building.
16. All roof top or ground mounted mechanical units shall be completely screened from view from all directions with architectural features (roof forms or parapets) or landscaping.
17. No outdoor speakers shall be permitted with the exception of speaker communication between gas pumps and the cashier.
18. The outdoor display of goods or merchandise shall be prohibited with the exception of an ice cooler and propane cage.
19. A certificate of use compliance shall be required prior to the occupancy of the second tenant space. The issuance of the certificate shall be contingent on their being adequate parking for the proposed use, as outlined in the City of Beavercreek Zoning Code Off Street Parking.
20. A replat shall be required, combining the two properties and specifying a detention easement over the detention pond area, prior to the release of a zoning permit.
21. The piers that support the canopy must be comprised of brick that matches the building from the base to the top.

RESOLUTION

CITY OF BEAVERCREEK
PLANNING COMMISSION
August 5, 2020

RE: PC 20-6 Dayton-Xenia
Marathon Food Mart ASRA

WHEREAS, N&G Takhar, 4365 Lisa Drive, Tipp City, OH 45371, has filed an application requesting approval of an ASRA Detailed Site Plan for the Dayton-Xenia Marathon Food Mart to be located at 3810 Dayton-Xenia Road; and

WHEREAS, public hearing was held on August 5, 2020 by the Beavercreek Planning Commission at which time all people who wished to testify gave their comments at the public hearing; and

WHEREAS, the Planning Commission finds that the facts submitted with this ASRA Detailed Site Plan application and presented at the public hearing and any modifications, amendments, or supplementary conditions satisfy the standards and criteria for an ASRA Detailed Site Plan as per §158.083 of the Zoning Code; and

WHEREAS, the Beavercreek Planning Commission is taking administrative action in approving this ASRA Detailed Site Plan.

NOW, THEREFORE BE IT RESOLVED that the Planning Commission recommends to the Beavercreek City Council:

SECTION I

The Beavercreek Planning Commission recommends to Beavercreek City Council approval of this ASRA Detailed Site Plan for the Dayton-Xenia Marathon Food Mart with the following conditions and requirements.

SECTION II

1. The approved plans for this development shall be the plans stamped "Received July 30, 2020", except as modified herein.
2. The approved building elevations shall be those plans stamped "Received July 1, 2020" except where modified herein.
3. The approved building colors shall be similar to those depicted in the photographs stamped "Received July 30, 2020".
 - The rear (north) elevation of the building shall incorporate lighter

brick inlays to mimic windows. Final approval of the north elevation shall be given by Planning Department staff prior to the release of a zoning permit.

- The material within the dormers shall consist of either EIFS, HardiePlank, or similar materials.
4. A detailed landscape plan shall be reviewed and approved by the Planning Department prior to the execution of the required Development Agreement and the release of a zoning permit. An additional row of bushes, that are the same type and caliber as the ones to the north of the detention pond, shall be added along the southern edge of detention pond and shall be shown on the final landscaping plan.
 5. Prior to the issuance of a zoning permit, all structures including accessory buildings, paved areas and the like shall be completely demolished and removed from the site. A demolition permit shall be required from the City and County prior to any demo work being performed.
 6. All existing curb cuts and driveway aprons on Dayton-Xenia Road and N. Central Drive shall be removed and replaced with new curb and gutter. This shall be shown on the final construction drawing, to be reviewed and approved by the Engineering Department prior to the release of the zoning permit.
 7. Perpetual maintenance of landscaping shall be provided and any dead or diseased materials shall be removed and replaced with similar types, species and sizes as originally planted, within three months, weather permitting.
 8. A Development Agreement must be signed by the owner and a bond or letter of credit for the required site landscaping must be submitted prior to issuance of a zoning permit for any portion of the project for the purpose, but not for the sole purpose, of insuring the installation of landscaping. Said bond or letter of credit must meet the requirements of the City's landscaping and screening regulations.
 9. All trash collection containers shall be screened from view and enclosed within a permanent dumpster enclosure or completely kept within the building. Any dumpster enclosures shall be constructed of materials to match the building, and fitted with a closeable, lockable gate.
 10. Debris and trash shall be routinely collected by the owner from the parking lot and grounds of all areas of the project including the storm drainage facilities. The City reserves the right to require more frequent collection, as necessary.
 11. Gutters and downspouts shall be the same color as the abutting surface.
 12. The façade shall not be painted or altered without the expressed approval of the Planning Department and/or Planning Commission.

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 - Raceways shall be prohibited.
 - No temporary signage shall be permitted.
 - The ground sign shall be no larger than 36 square feet per side and no taller than 6.1 feet and shall be constructed with a masonry base to match the materials used to construct the building.
 - Canopy signage as shown in the rendering stamped received "July 30, 2020" shall only be permitted on the east and west elevations of the canopy.
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 - No pole shall be located in the paved area of the parking field.
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 - Lights in the parking lot shall be reduced to no greater than 25 percent illumination level within one hour of closing.
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20. A replat shall be required, combining the two properties and specifying a detention easement over the detention pond area, prior to the release of a zoning permit.
21. The piers that support the canopy must be comprised of brick that matches the building from the base to the top.

SECTION III

These plans and all papers relating to the approved plan shall be submitted with this Resolution to City Council.

The Clerk is directed to transmit this case to City Council for further determination as required by law.

ADOPTED: August 5, 2020

VOTING FOR ADOPTION: Alex Hight
Nicholas Loftis
Michael Self

RECUSED: Jonathon Meyer

ABSENT: None

Chairman

Attest:

CITY OF BEAVERCREEK STAFF REPORT

September 10, 2020

PROJECT: Dayton-Xenia Marathon Food Mart

CASE NO.: PC 20-6 ASRA

APPLICANT: N & G Takhar
4365 Lisa Drive
Tipp City OH 45371

REQUEST

The applicant is requesting Administrative Site Plan Review and Approval (ASRA) to allow for the construction of a 6,900 square foot two-tenant building and gas station at 3810 Dayton-Xenia Road.

ANALYSIS

This property falls within the Dayton-Xenia Corridor Planning Area overlay district on the City's Land Use Plan. As a corridor planning area, this property is subject to the Administrative Site Plan Review and Approval process. The ASRA process involves two public hearings, with Planning Commission making a recommendation to City Council, and City Council making a decision for or against approval.

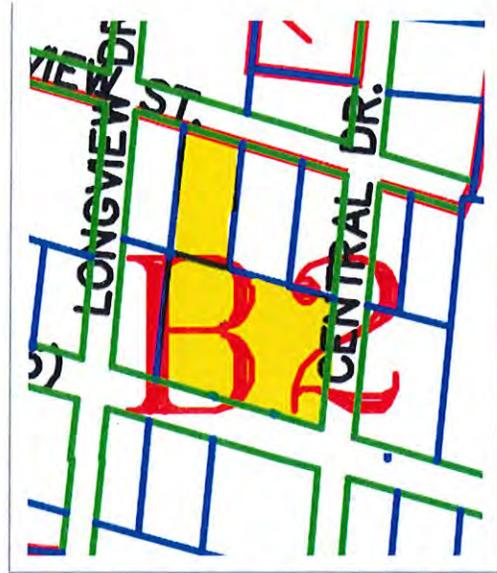
Existing Conditions

The proposed location currently consists of two lots. The lot at the intersection of Dayton-Xenia Road and North Central Drive contains a former bar, which is now vacant and a small accessory structure. The rear lot, along Southview Street is vacant. All existing structures and paved areas will be removed as part of this proposal.



Zoning and Surrounding Uses

The property is currently zoned B-2, Community Business, and will remain as such. A gas station and convenience store are permitted uses within the B-2 zoning district. The surrounding uses are as follows:



Direction	Surrounding Zoning	Surrounding Use
North	B-2	Contractor Sales/Service
South	B-2	Vehicle Repair
East	B-2	Retail/Office
West	B-2	Machine Shop

Building Setbacks and Buffers

In B-2 zoning districts, the minimum yard requirements are as follows:

Yard Requirements	
Front Yard	70 feet from property line, unless City Engineer has established all needed ROW has been acquired, if so, then 40'
Rear Yard	30 feet from rear property line.
Side Yard	15 on each side.

As shown in the attached plans, the proposed site plan shows the building being located approximately 106 feet from the front property line, 15 feet from the side property line, and 66 feet from the rear property (measured to the intersection of the northern and western property lines per corner lot regulations). The building meets all setback requirements for the B-2 zoning district. The canopy is not required to meet those same setbacks.

Building Design

The applicant proposes to construct a 19-foot tall building, well below the maximum building height in a B-2 district of 35 feet. The 6,868 square foot building is 60 feet long and 115 feet wide. It will be a two tenant building containing the Marathon food mart at 4,168 square feet and an additional tenant space at 2,700 square feet. The majority of the structure will be comprised of brick with EIFS accents as shown in the attached architectural renderings and photographs.

Staff does have some concern with the massing of solid brick on the rear elevation, and the applicant has agreed to inlay “windows” of the lighter colored brick to add some architectural interest to that north side of the building.

The gas station piers will require, as part of the conditions of approval, to be constructed of brick to match the building as has been required with other recent gas station submissions.

Transportation Improvements and Parking

As noted on the proposed site plan, the applicant is proposing to have two access points to the site. The access off North Central will be 24 feet wide and 125 feet from the Dayton-Xenia Road intersection. The access point off Dayton-Xenia will be 36 feet wide in order to accommodate fuel and delivery vehicles, and will be approximately 90 feet from the intersection and directly across from the Murphy’s Auto Care access Point.

Vehicle service stations are required to have one off-street parking space for each 100 square feet of floor area, plus one for each employee on the largest shift. Based on the proposed building and the definition of net floor area (as defined in the Zoning Code in 158.114 (S)) just the food mart portion of the building will require 15 spaces. The applicant has stated that there will be no more than 2 employees on the largest shift which will require an additional 2 spaces, for 17 required spaces. This proposal shows 27 spaces, which leaves 10 spaces for the remaining tenant space.

The applicant has been made aware that a new tenant may require some additional parking, depending on the use, and that certain uses (like restaurants) may not be feasible. A condition of approval has been added to the resolution requiring a Certificate of Use Compliance be approved by staff prior to the second tenant space being occupied. Issuance of that certificate will be contingent on meeting the zoning code’s off street parking requirements.

Screening, Landscaping and Open Space

The attached plans call for the use of shade trees and ornamental trees and various grasses and shrubs to add to the overall attractiveness of the site. The landscape plan calls for the existing mature trees at the rear of the property to remain. The code requires at least 25% of the property be open space or pervious surface. This application exceeds that requirement.

Stormwater Management

The applicant is proposing to construct a stormwater detention (dry) pond on the rear lot along Southview Street, as shown on the preliminary stormwater detention plans. All stormwater detention calculations and detention plans shall be reviewed and approved by the Engineering Department prior to the release of a zoning permit for this site.

Lighting

All light poles will be required to be located within landscape or terminal islands and must be full cut off fixtures. A photometric plan has been provided in the attached packet and a finalized photometric required prior to the release of a zoning permit, and a condition of approval will state that lighting be reduced to 25% at closing.

Signage

The applicant is proposing an approximately 35 square foot per sign face ground sign that will be required to be mounted on a brick base at least one foot tall. Canopy price signs are also being proposed as shown in the attached sign package and will only be permitted to be located on the east and west elevations. Any wall signage on the building will adhere to the B-2 standards for signage. Temporary signage of any kind shall not be permitted within this development, and any window signage may not occupy more than 50% of each window.

Utilities

Water and sewer will be available to the property.

Recommendation

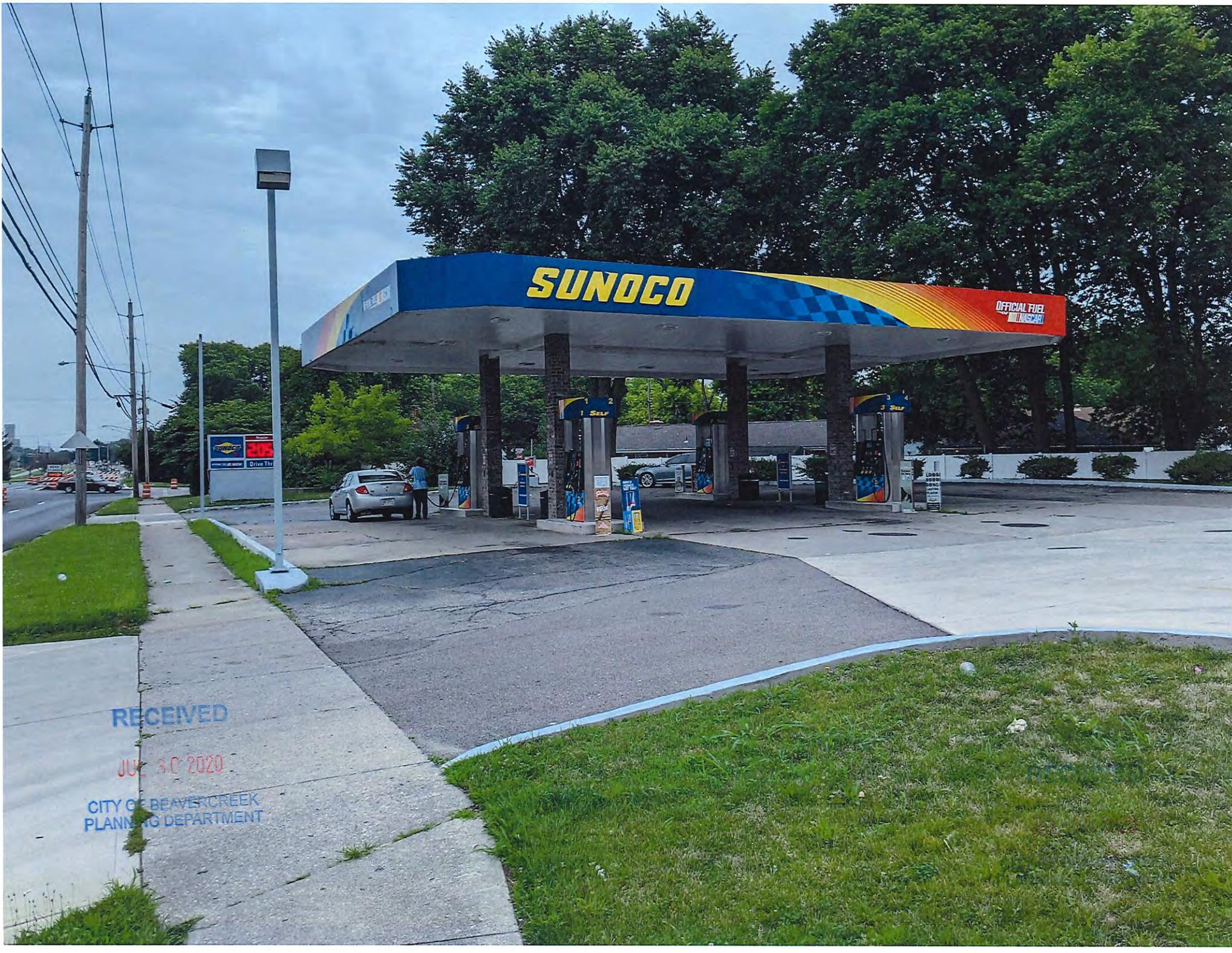
Based on the analysis, Planning Commission and Staff recommend approval of this request as outlined in the attached Motion.



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PLANNING DEPARTMENT



SUNOCO

OFFICIAL FUEL
MUSCART

SUNOCO
205
Drive Thru

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CITY OF BEAVERCREEK
PLANNING DEPARTMENT



Chassis Size: 30"H X 117"W X 6"D
 Area: 24.38 SQ FT
 Standard Windload
 Chassis Color: Sky White

Light Strips Draw: 0.67 Amps
 Light Strips Circuits: 1

Total Circuits Recommended: 1

Detail 1, Logo Face
 Marathon, Flat Embossed Face
 VO: 25.625"H X 29.6875"W

Detail 2, LD4 Digits
 VO: 25.625"H X 80.9375"W
 LED Priceline 1 : Red 18"



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CITY OF BEAVERCREEK
 PLANNING DEPARTMENT

Wall_Mount_Sign 1.1.81717



DISCLAIMER: Renderings are for graphic purposes only and not intended for actual construction dimensions. For windload requirements, actual dimensions and mounting detail, please refer to engineering specifications and install drawings. These drawings and designs are the exclusive property of Everbrite LLC Use of, or duplication in any manner without express written permission of Everbrite LLC is prohibited.

Customer: Marathon		Description: LD4S,MA 30X117 SF1P18R S2	Customer Approval: NOTE: Unless specified by customer, all depth of embossing will be determined by Everbrite Engineering or existing customer specifications on file. Colors and graphics on file will be used unless otherwise specified by customer. Please read carefully, check appropriate box and fax back to Everbrite:
Project No: E003106L4	Scale: N/A		
Date: 8/25/2017 11:18:36 AM	Drawn By: Clinton Benson	Version:1	<input type="checkbox"/> Sketch OK as is
Location & Site No:			<input type="checkbox"/> New Sketch Required
		SIGNATURE _____	DATE _____



Center Pole Sign - Double Face
 Chassis Size: 61.375" H X 84" W X 8" D
 Area: 35.8 SQ FT
 Standard Windload
 Chassis Color: Sky White

Light Strips Draw: 2.6 Amps
 Light Strips Circuits: 1

LED(Pricelines/EMC) Draw: 1 Amps
 LED Circuits: 1

Total Circuits Recommended: 2

Detail 1, Logo Face
 Marathon, Flat Embossed Face
 VO: 57"H X 38.8125"W

Detail 2, LD4 Digits
 VO: 57"H X 38.8125"W
 LED Priceline 1 : Red 12"
 LED Priceline 2 : Green 12"

Est. Crated Weight: 536 pounds
 Crate HxLxW: 67x91x21"

Everbrite_Center_Pole_Sign 1.1.72220



DISCLAIMER: Renderings are for graphic purposes only and not intended for actual construction dimensions. For windload requirements, actual dimensions and mounting detail, please refer to engineering specifications and install drawings. These drawings and designs are the exclusive property of Everbrite LLC Use of, or duplication in any manner without express written permission of Everbrite LLC is prohibited.

Customer: Marathon		Description:	Customer Approval: NOTE: Unless specified by customer, all depth of embossing will be determined by Everbrite Engineering or existing customer specifications on file. Colors and graphics on file will be used unless otherwise specified by customer. Please read carefully, check appropriate box and fax back to Everbrite:
Project No: PP433932A	Scale: N/A		
Date: 7/24/2020 11:39:47 AM	Drawn By: Amanda Wittbrot		
Location & Site No: MA3825DADR, 3825 DAYTON XENIA RD, BEAVERCREEK, OH,		Version:1	<input type="checkbox"/> Sketch OK as is <input type="checkbox"/> New Sketch Required
		SIGNATURE _____	DATE _____

GENERAL NOTES:

THE OHIO DEPARTMENT OF TRANSPORTATION "CONSTRUCTION AND MATERIAL SPECIFICATIONS", CURRENT EDITION, AND THE CURRENT "RULES AND REGULATIONS" OF GREENE COUNTY SHALL GOVERN ALL CONSTRUCTION ITEMS ON THIS PLAN, UNLESS OTHERWISE NOTED.

THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS PER LOCAL, STATE, AND FEDERAL REQUIREMENTS.

WHERE PLANS REFER TO CONTRACTOR, IT MAY MEAN SUBCONTRACTOR AT THE GENERAL CONTRACTOR'S DISCRETION.

ALL WORK IN THE DAYTON-XENIA RD., N. LONGVIEW ST., SOUTHVIEW ST., AND/OR N. CENTRAL DR. RIGHT OF WAY, INCLUDING UTILITY CUTS/TAPS WILL NEED A PERMIT FROM THE CITY OF BEAVERCREEK ENGINEER'S OFFICE AND/OR ODOT.

THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL SAFETY REQUIREMENTS TOGETHER WITH EXERCISING PRECAUTIONS AT ALL TIMES FOR THE PROTECTION OF PERSONS AND PROPERTY. IT IS ALSO THE RESPONSIBILITY OF THE CONTRACTOR AND SUB-CONTRACTOR(S) TO INITIATE, MAINTAIN AND SUPERVISE ALL SAFETY REQUIREMENTS, PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THIS WORK.

ITEM 201: CLEARING AND GRUBBING: THIS WORK CONSISTS OF CLEARING, GRUBBING, SCALPING, REMOVING TREES AND STUMPS, AND REMOVING ALL VEGETATION AND CONSTRUCTION DEBRIS FROM THE LIMITS SHOWN ON THE PLANS, EXCEPT SUCH OBJECTS THAT ARE TO REMAIN OR ARE TO BE REMOVED ACCORDING TO OTHER ITEMS OF WORK.

USE REMOVED OR EXCAVATED MATERIALS IN THE WORK WHEN THE MATERIAL CONFORMS TO THE SPECIFICATIONS; IF NOT THEN RECYCLE, OR DISPOSE OF THE MATERIAL ACCORDING TO 105.16 AND 105.17.

REMOVE OR SAVE ALL TREES, SHRUBS, AND PLANTS AS DESIGNATED ON THE PLANS. PRESERVE ALL VEGETATION AND OBJECTS NOT DESIGNATED FOR REMOVAL, PAINT CUT OR SCARRED SURFACES OF TREES OR SHRUBS SELECTED FOR RETENTION ACCORDING TO 666.04. IN ORDER TO RETARD AND PREVENT THE SPREAD OF THE EMERALD ASH BORER, LIMIT THE MOVEMENT OF REGULATED ARTICLES ACCORDING TO OHIO ADMINISTRATIVE CODE 901:5-56. OBSERVE REQUIREMENTS FOR HANDLING AND TRANSPORTING OF REGULATED ARTICLES IN QUARANTINED AREAS AS DEFINED BY THE OHIO DEPARTMENT OF AGRICULTURE (HTTP://WWW.AGR.OHIO.GOV/EAB/).

ALL EROSION AND SEDIMENT CONTROL SHALL BE IN ACCORDANCE WITH THE SWPPP PLAN AND LOCAL AND OHIO EPA REGULATIONS. THE CONTRACTOR IS RESPONSIBLE FOR ALL INSPECTIONS AND REPORTING AS REQUIRED BY THE OHIO EPA FOR THE NATIONAL POLLUTANT DISCHARGE ELIMINATION (NPDES) PERMIT. CONTRACTOR SHALL PROVIDE WRITTEN REPORTS TO THE OWNER AND KEEP COPY ON FILE.

THE LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED THROUGH INFORMATION PROVIDED BY THE VARIOUS UTILITY OWNERS AND BY FIELD SURVEY, BUT ARE NOT GUARANTEED TO BE ACCURATE OR COMPLETE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, PRIOR TO CONSTRUCTION, TO DETERMINE THE ACTUAL FIELD LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES IMPACTING HIS WORK. BY LAW, THE CONTRACTOR IS REQUIRED TO CONTACT THE OHIO UTILITY PROTECTION, INC. AT OHIO811.ORG, 8-1-1 OR 1-800-382-2764 AT LEAST 48 HOURS BUT NO MORE THAN 10 WORKING DAYS (EXCLUDING WEEKENDS AND LEGAL HOLIDAYS) BEFORE BEGINNING ANY DIGGING.

THE LOCATION, SUPPORT, PROTECTION AND RESTORATION OF ALL EXISTING UTILITIES AND APPURTENANCES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE INCLUDED IN THE UNIT PRICE BID FOR THE VARIOUS ITEMS.

THE DESIGN ENGINEER ASSUMES NO RESPONSIBILITY FOR THE MEANS, METHODS, PROCEDURES, TECHNIQUES, OR SEQUENCES OF OPERATIONS OF THE CONTRACTOR, NOR FOR SAFETY ON THE JOB SITE OR THE CONTRACTOR'S FAILURE TO COMPLETE THE WORK AS SPECIFIED ON THIS PLAN.

THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL SURVEYING AND CONSTRUCTION STAKING REQUIRED FOR SITEWORK IN THIS PACKAGE AT THE CONTRACTOR'S EXPENSE.

THE CONTRACTOR SHALL RESTRICT ALL CONSTRUCTION ACTIVITIES TO THE PROJECT SITE AND EXISTING RIGHTS-OF-WAY, CONSTRUCTION AND PERMANENT EASEMENTS AND SHALL NOT TRESPASS UPON OTHER PROPERTY WITHOUT WRITTEN CONSENT OF THE PROPERTY OWNER.

ACCESS TO ADJOINING PROPERTIES SHALL BE MAINTAINED AT ALL TIMES.

ANY STORM PIPES DAMAGED DURING CONSTRUCTION SHALL EITHER BE RESTORED TO ITS ORIGINAL CONDITION OR CONNECTED TO THE STORM SEWER SYSTEM AS DIRECTED BY THE ENGINEER.

THE CONTRACTOR SHALL DISPOSE OF ALL SURPLUS EXCAVATION AS DIRECTED OR APPROVED BY THE OWNER.

ALL TRENCHES SHALL BE BACKFILLED OR SECURELY PLATED DURING NON-WORKING HOURS.

ALL MANHOLES, FIRE HYDRANTS AND VALVE BOXES SHALL BE ADJUSTED TO FINAL GRADE AT THE CONTRACTOR'S EXPENSE.

GRANULAR BACKFILL SHALL BE REQUIRED IN ALL TRENCHED IN AREAS OF EXISTING PAVEMENT. FILL IN PROPOSED PAVEMENT OR BUILDING PAD AREAS SHALL BE COMPACTED TO THE PROJECT'S GEOTECHNICAL ENGINEER'S RECOMMENDATIONS AND FIELD PERSONNEL APPROVAL.

STORM SEWERS AND STRUCTURES:

ALL PROPOSED STORM SEWERS AND STRUCTURES ARE PRIVATE AND SHALL BE MAINTAINED BY THE OWNER. SUPPLY PIPE OF THE REQUIRED SIZE OR ONE SIZE LARGER. PROPOSED STORM SEWERS "PR. STM" SHALL BE PVC-SDR 35/ HIGH DENSITY POLYETHYLENE (HDPE), PER ODOT 707.33/ OR REINFORCED CONCRETE PIPE, PER ODOT ITEM 706.02, CLASS IV. ALL STORM SHALL BE INSTALLED PER ODOT ITEM 611.10, TYPE A (CULVERTS) AND TYPE B (STORM/SANITARY UNDER PAVEMENT).

611.06 BEDDING, TYPE 1 BEDDING CONSISTS OF STRUCTURAL BACKFILL EXTENDING AT LEAST 6 INCHES (150 MM) BELOW THE BOTTOM OF THE CONDUIT FOR THE FULL WIDTH OF THE TRENCH. COMPACT THE BEDDING ACCORDING TO 611.06.

USE TYPE 1 BEDDING FOR 706.05, OR 706.051 AND 706.052 ON SLAB BOTTOMS, OR CORRUGATED INVERT PLATES.

TYPE 2 BEDDING CONSISTS OF STRUCTURAL BACKFILL EXTENDING AT LEAST 3 INCHES (75 MM) FOR ALL 706 RIGID PIPE CONDUITS AND 6 INCHES (150 MM) FOR ALL OTHER CONDUITS BELOW THE BOTTOM OF THE CONDUIT FOR THE FULL WIDTH OF THE TRENCH. EXTEND THE BEDDING UP AROUND THE PIPE FOR A DEPTH OF NOT LESS THAN 30 PERCENT OF THE RISE OF THE BELL-AND-SPIGOT PIPE. LEAVE THE BEDDING BELOW THE MIDDLE ONE-THIRD OF THE PIPE SPAN UNCOMPACTED. COMPACT THE REMAINING BEDDING ACCORDING TO 611.06.

USE TYPE 2 BEDDING FOR TYPES A, B, C, AND D CONDUITS EXCEPT FOR LONG SPAN STRUCTURES AND FOR CONDUITS THAT REQUIRE TYPE 3 BEDDING.

COMPACTED FILLS SHALL BE MADE TO A MINIMUM OF THREE FEET ABOVE THE CROWN OF ANY PROPOSED SEWER PRIOR TO TRENCHING FOR PLACEMENT OF SEWER. ALL FILLS SHALL BE INSPECTED AND APPROVED BY THE PROJECT'S GEOTECHNICAL ENGINEER, OR PER GOVERNING AGENCIES APPROVAL.

CATCH BASINS AND/OR MANHOLES OVER 4 FEET SHALL BE FURNISHED WITH STEPS, MEETING ODOT ITEM 706.13, 711.13, 711.30, OR 711.31.

CATCH BASINS LOCATED IN PAVEMENT AREAS SHALL HAVE FINGER DRAINS, (SEE DETAIL SHEET). DISTANCES LISTED ON THE PLANS ARE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE.

EXCAVATION/FILL:

SITE BUILDING PAD EXCAVATION AND EMBANKMENT SHALL BE PER THE GEOTECHNICAL ENGINEER'S RECOMMENDATION AND APPROVAL.

PLANS FOR THE CONSTRUCTION OF A NEW GAS STATION KNOWN AS:
GAS STATION - BEAVERCREEK

3810 DAYTON XENIA RD., CITY OF BEAVERCREEK, GREENE COUNTY, OHIO
 JUNE, 2020

PROPOSED SITE



LOCATION MAP

OWNER:

PJM COMMERCIAL INVESTMENTS LLC
 4150 KEMP RD
 DAYTON OH 45431

CIVIL ENGINEERING: SURVEYING:

EVANS ENGINEERING 4240 AIRPORT RD., SUITE 211 CINCINNATI, OHIO 45226 (513)-321-2168 JONATHAN R. EVANS, P.E.
 BAUMANN LAND SURVEY, INC. P.O. BOX 14834 CINCINNATI, OHIO 45250 (513)-860-3999 TOM BAUMANN, P.S.

INDEX:

- C-1 TITLE SHEET & GENERAL NOTES
- C-1.1 SITE CONSTRUCTION DETAILS
- C-2 EXISTING CONDITIONS & DEMO PLAN
- C-3 SITE DIMENSION PLAN
- C-3.1 UTILITY SERVICE PLAN
- C-4 GRADING PLAN
- C-5 STORMWATER POLLUTION PREVENTION PLAN (SWPPP), NOTES

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 PLANNING DEPARTMENT

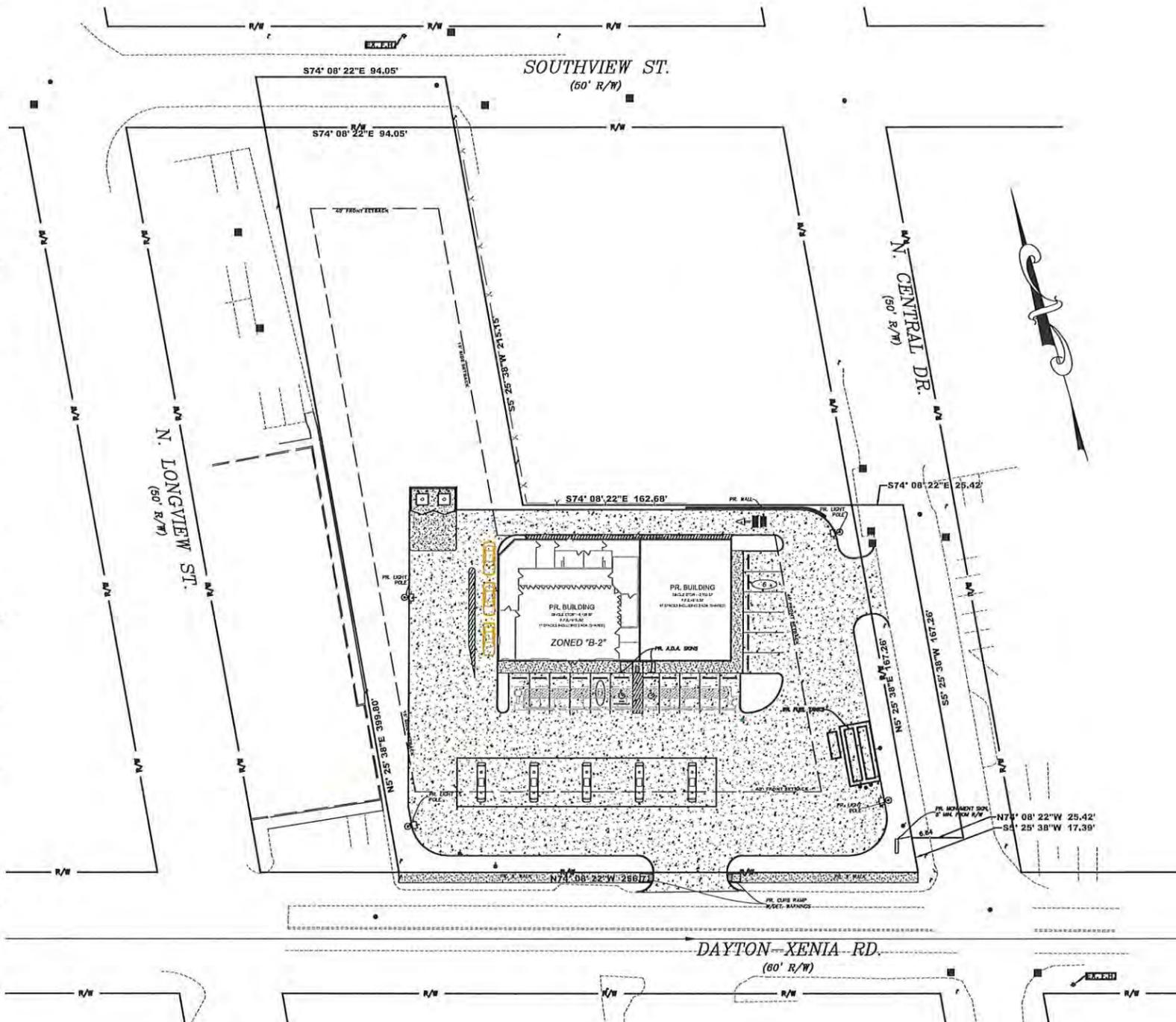
STANDARD DRAWINGS:

THE FOLLOWING ODOT AND LOCAL STANDARD DRAWINGS SHALL BE CONSIDERED A PART OF THIS PLAN:

- CB 1.1 (7-19-2019) CATCH BASINS NOS 2-2A & B
- CB 1.2 (1-15-2016) CATCH BASINS NOS 2-3 & 2-4
- CB 2.2 (7-20-2018) CATCH BASIN NO. 3A
- MH 1.2 (1-15-2016) MANHOLE NO. 3
- BP-7.1 (7-20-2018) NEW CURB RAMPS WITH TRUNCATED DOMES

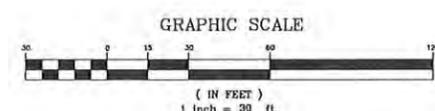
CONSTRUCTION SEQUENCE:

- THE CONSTRUCTION SEQUENCING FOR SITE WORK SHOULD BE SIMILAR IN NATURE TO THE FOLLOWING:
1. CLEARING AND GRUBBING FOR THOSE AREAS NECESSARY FOR THE INSTALLATION OF EROSION AND SEDIMENT PERIMETER CONTROL MEASURES.
 2. INSTALL EROSION AND SEDIMENT CONTROL MEASURES.
 3. GRADING AND STRIPPING OF THE REMAINING AREAS OF THE DEVELOPMENT SITE OR PROJECT AREA.
 4. DEMOLITION OF EXISTING FEATURES. (DEMOLITION UNDER SEP. PERMIT)
 5. INSTALL STORMWATER MANAGEMENT SYSTEMS.
 6. TEMPORARY VEGETATIVE STABILIZATION OR EROSION AND SEDIMENT CONTROL MEASURES.
 7. SITE CONSTRUCTION.
 8. FINAL GRADING, STABILIZATION, AND LANDSCAPING.
 9. REMOVAL OF EROSION AND SEDIMENT CONTROL MEASURES.



DEPARTMENT/ UTILITY TABLE:

WATER/SANITARY SEWER GREENE COUNTY SANITARY ENGINEERING MARISSA RAGLIN 867 DAYTON-XENIA RD, XENIA, OHIO 45385 TEL: 937-582-7461	CITY OF BEAVERCREEK PLANNING AND DEVELOPMENT JEFFREY M. MCGRATH 1368 RESEARCH PARK DR, BEAVERCREEK, OHIO 45432 TEL: 937-427-5512	GREENE COUNTY COMBINED HEALTH 360 WILSON DR. XENIA, OHIO 45385 TEL: 937-347-5600
STORM SEWER CITY OF BEAVERCREEK ENGINEER JEFF MOORMAN, P.E. 1368 RESEARCH PARK DR. BEAVERCREEK, OHIO 45432 TEL: 937-427-5513	ELECTRIC DAYTON POWER & LIGHT (DP&L) 1900 DRYDEN RD DAYTON, OH 45439 937-331-4860 CONSTRUCTION.CONTROL@AES.COM	VECTREN ENERGY OF OHIO (GAS) 335 E. DAYTON YELLOW SPRINGS RD. FAIRBORN, OH 45324 TEL: 937-312-2560 BJVOLPATT@VECTREN.COM



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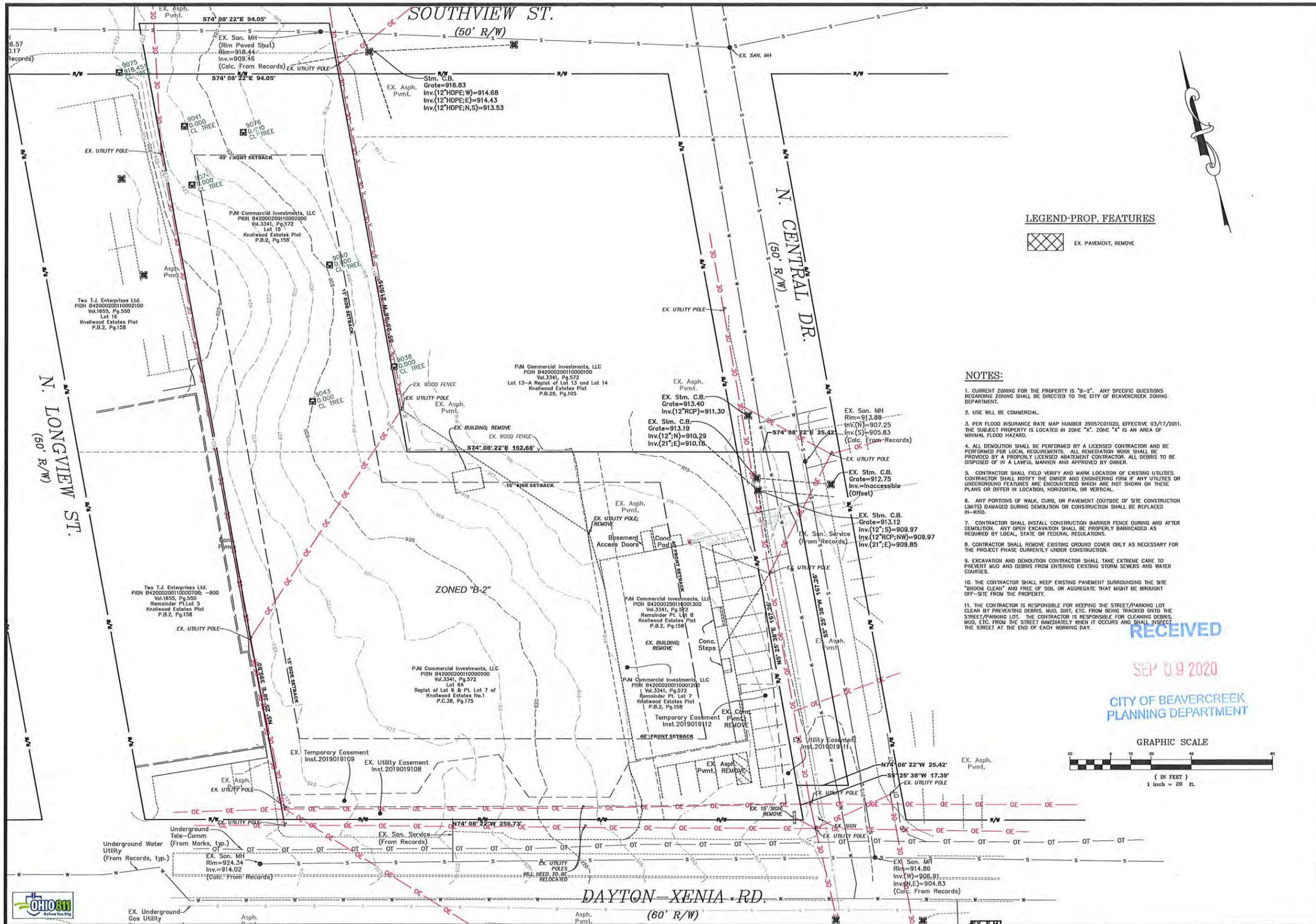
REVISIONS	BY	NO. & DESCRIPTION

EVANS ENGINEERING
 4240 AIRPORT ROAD, SUITE 211
 CINCINNATI, OHIO 45226
 (513) 321-2168

GAS STATION - BEAVERCREEK
TITLE SHEET & GENERAL NOTES
 3810 DAYTON XENIA RD.,
 THE CITY OF BEAVERCREEK, GREENE COUNTY, OHIO

SCALE:	HORIZ.	VERT.
	1"=30'	N/A
JOB NO.	20-141	
DATE	Sep. 9, 2020	
SHEET NO.		
C-1		





LEGEND-PROP. FEATURES

EX. PAVEMENT, REMOVE

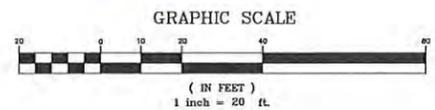
NOTES:

- CURRENT ZONING FOR THE PROPERTY IS "B-2". ANY SPECIFIC QUESTIONS REGARDING ZONING SHALL BE DIRECTED TO THE CITY OF BEAVERCREEK ZONING DEPARTMENT.
- USE WILL BE COMMERCIAL.
- PER FLOOD INSURANCE RATE MAP NUMBER 39057C01020, EFFECTIVE 03/17/2011, THE SUBJECT PROPERTY IS LOCATED IN ZONE "X". ZONE "X" IS AN AREA OF MINIMAL FLOOD HAZARD.
- ALL DEMOLITION SHALL BE PERFORMED BY A LICENSED CONTRACTOR AND BE PERFORMED PER LOCAL REQUIREMENTS. ALL REMEDIATION WORK SHALL BE PROVIDED BY A PROPERLY LICENSED ABATEMENT CONTRACTOR. ALL DEBRIS TO BE DISPOSED OF IN A LAWFUL MANNER AND APPROVED BY OWNER.
- CONTRACTOR SHALL FIELD VERIFY AND MARK LOCATION OF EXISTING UTILITIES. CONTRACTOR SHALL NOTIFY THE OWNER AND ENGINEERING FIRM IF ANY UTILITIES OR UNDERGROUND FEATURES ARE ENCOUNTERED WHICH ARE NOT SHOWN ON THESE PLANS OR DIFFER IN LOCATION, HORIZONTAL OR VERTICAL.
- ANY PORTIONS OF WALK, CURB, OR PAVEMENT (OUTSIDE OF SITE CONSTRUCTION LIMITS) DAMAGED DURING DEMOLITION OR CONSTRUCTION SHALL BE REPLACED IN-KIND.
- CONTRACTOR SHALL INSTALL CONSTRUCTION BARRIER FENCE DURING AND AFTER DEMOLITION. ANY OPEN EXCAVATION SHALL BE PROPERLY BARRICADED AS REQUIRED BY LOCAL, STATE OR FEDERAL REGULATIONS.
- CONTRACTOR SHALL REMOVE EXISTING GROUND COVER ONLY AS NECESSARY FOR THE PROJECT PHASE CURRENTLY UNDER CONSTRUCTION.
- EXCAVATION AND DEMOLITION CONTRACTOR SHALL TAKE EXTREME CARE TO PREVENT MUD AND DEBRIS FROM ENTERING EXISTING STORM SEWERS AND WATER COURSES.
- THE CONTRACTOR SHALL KEEP EXISTING PAVEMENT SURROUNDING THE SITE "BROOM CLEAN" AND FREE OF SOIL OR AGGREGATE THAT MIGHT BE BROUGHT OFF-SITE FROM THE PROPERTY.
- THE CONTRACTOR IS RESPONSIBLE FOR KEEPING THE STREET/PARKING LOT CLEAN BY PREVENTING DEBRIS, MUD, DIRT, ETC. FROM BEING TRACKED ONTO THE STREET/PARKING LOT. THE CONTRACTOR IS RESPONSIBLE FOR CLEANING DEBRIS, MUD, ETC. FROM THE STREET IMMEDIATELY WHEN IT OCCURS AND SHALL INSPECT THE STREET AT THE END OF EACH WORKING DAY.

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PLANNING DEPARTMENT



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NOT FOR CONSTRUCTION

REVISIONS	BY	NO. & DESCRIPTION

EVANS ENGINEERING
4240 AIRPORT ROAD, SUITE 211
CINCINNATI, OHIO 45226
(513) 321-2168



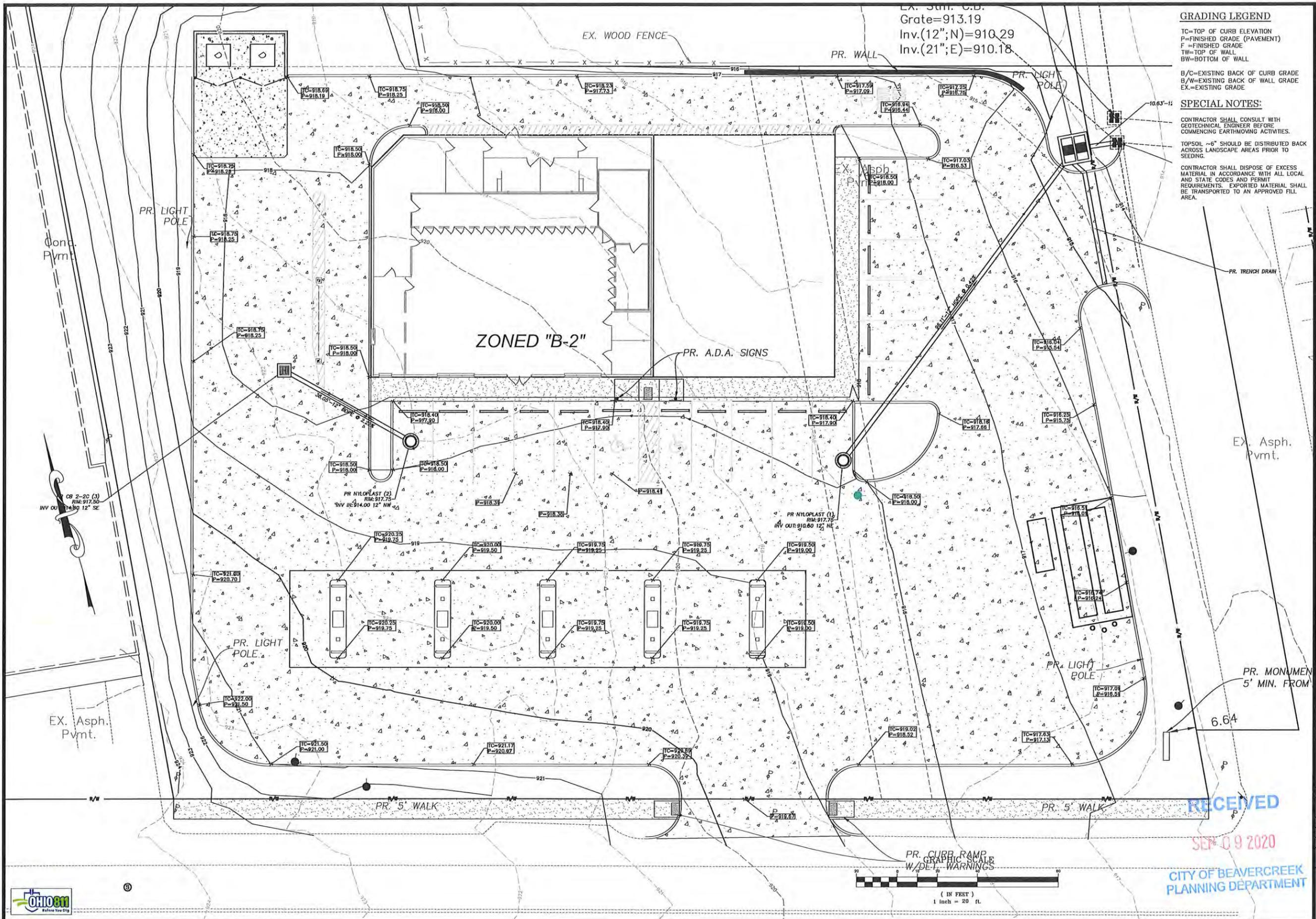
GAS STATION - BEAVERCREEK
EXISTING CONDITIONS & DEMO PLAN
3810 DAYTON XENIA RD.,
THE CITY OF BEAVERCREEK, GREENE COUNTY, OHIO

SCALE:	HORIZ.	VERT.
	1"=20'	N/A

JOB NO.	20-141
DATE	Sep. 9, 2020

SHEET NO.
C-2





EX. SHT. C.D.
 Gate=913.19
 Inv.(12";N)=910.29
 Inv.(21";E)=910.18

GRADING LEGEND

TC=TOP OF CURB ELEVATION
 F=FINISHED GRADE (PAVEMENT)
 TW=TOP OF WALL
 BW=BOTTOM OF WALL
 B/C=EXISTING BACK OF CURB GRADE
 B/W=EXISTING BACK OF WALL GRADE
 EX=EXISTING GRADE

SPECIAL NOTES:

CONTRACTOR SHALL CONSULT WITH GEOTECHNICAL ENGINEER BEFORE COMMENCING EARTHMOVING ACTIVITIES.
 TOPSOIL ~6" SHOULD BE DISTRIBUTED BACK ACROSS LANDSCAPE AREAS PRIOR TO SEEDING.
 CONTRACTOR SHALL DISPOSE OF EXCESS MATERIAL IN ACCORDANCE WITH ALL LOCAL AND STATE CODES AND PERMIT REQUIREMENTS. EXPORTED MATERIAL SHALL BE TRANSPORTED TO AN APPROVED FILL AREA.

PRELIMINARY
 NOT FOR CONSTRUCTION

REVISIONS	NO.	DESCRIPTION
DATE	BY	

EVANS ENGINEERING
 4240 AIRPORT ROAD, SUITE 211
 CINCINNATI, OHIO 45226
 (513) 321-2168



GAS STATION - BEAVERCREEK
GRADING PLAN
 3810 DAYTON XENIA RD.
 THE CITY OF BEAVERCREEK, GREENE COUNTY, OHIO

SCALE:	HORIZ.	VERT.
	1"=20'	N/A
JOB NO.	20-141	
DATE	Sep. 9, 2020	

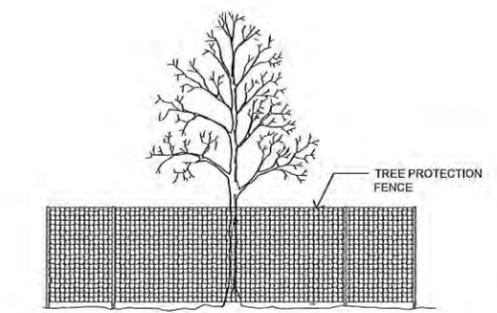
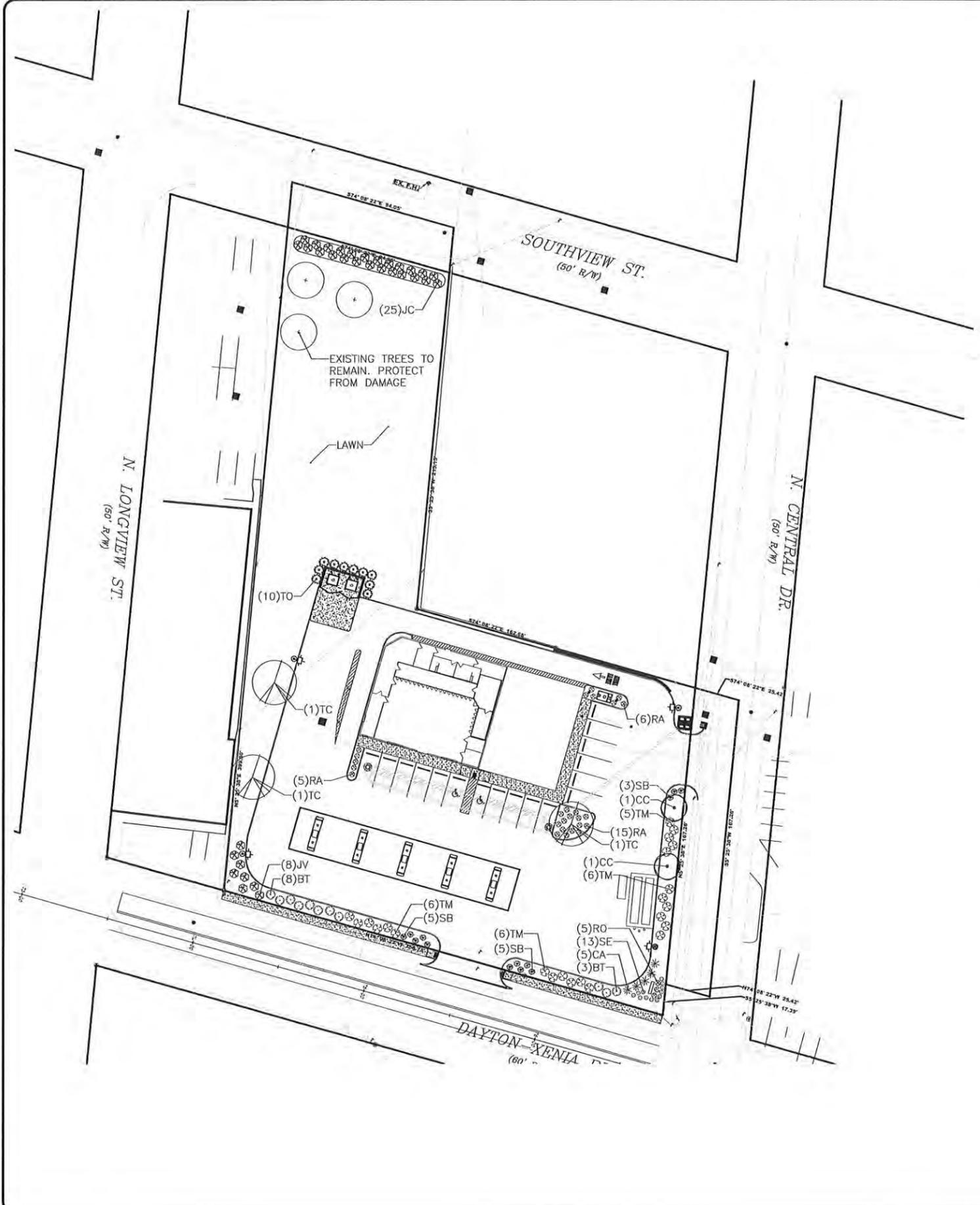
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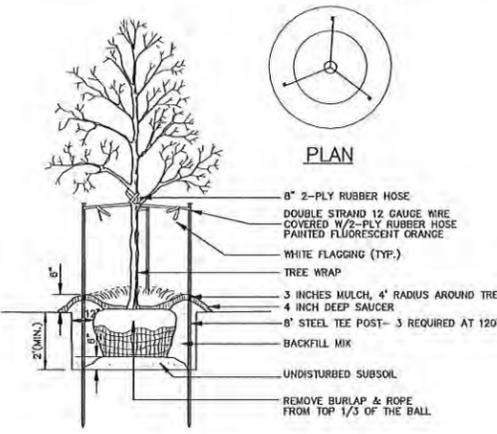
CITY OF BEAVERCREEK
 PLANNING DEPARTMENT





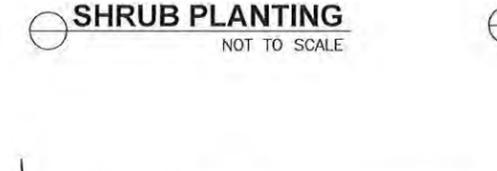
TREE PROTECTION
NOT TO SCALE

- TREE PROTECTION FENCE MUST BE A MINIMUM OF 4' TALL AND CONSTRUCTED OF ORANGE PLASTIC DURABLE MATERIAL, MOUNTED ON DURABLE STEEL POSTS APPROXIMATELY 8"-0" O.C. MAX.
- TREE PROTECTION FENCING SHALL BE ERECTED BEYOND THE DRIPLINE PRIOR TO START OF CONSTRUCTION.



TREE PLANTING
NOT TO SCALE

- ALL DISTURBED AREAS SHOULD BE FINE GRADED AND SEEDED IMMEDIATELY AFTER CONSTRUCTION. SEED WITH APPROPRIATE MIXTURE AT THE MANUFACTURER'S WRITTEN RECOMMENDED RATE.
- TILL AREAS TO BE SEEDED TO A DEPTH OF 4". RAKE TILLED AREAS TO REMOVE DEBRIS 1" OR LARGER. PROTECT SEEDED AREAS WITH SLOPES EXCEEDING 1:6 WITH EROSION CONTROL FIBER MESH.
- PROTECT SEEDED AREAS WITH STRAW MULCH AT A UNIFORM RATE OF 2 TONS PER ACRE TO A DEPTH OF 1" OVER SEEDED AREAS.

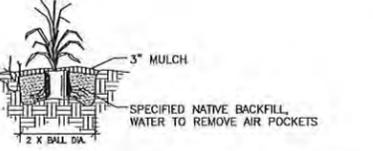


SHRUB PLANTING
NOT TO SCALE

- LANDSCAPE NOTES:**
- ALL PLANTING BEDS TO BE TILLED TO A DEPTH OF 4". RAKE TILLED AREAS TO REMOVE DEBRIS 1" OR LARGER. PLANTING BEDS TO RECEIVE A MINIMUM OF 4" OF TOPSOIL AND TILL WITH LOOSED SUBGRADE. GRADE PLANTING BEDS TO A SMOOTH, UNIFORM GRADE.
 - ALL PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS, AND FREE OF PESTS AND DISEASES.
 - ALL PLANT MATERIAL SHALL BE CONTAINER GROWN OR BALLED AND BUR LAPPED AS INDICATED IN THE PLANT LIST. ALL TREES SHALL HAVE A STRAIGHT TRUNK AND FULL HEAD. ALL MATERIALS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING, AND AFTER INSTALLATION.
 - IT IS THE CONTRACTOR'S OPINION WHETHER TO STAKE OR NOT A TREE. BUT IT IS THE CONTRACTOR'S RESPONSIBILITY TO ASSURE PLANTS REMAIN IN UPRIGHT POSITION UNTIL THE END OF THE WARRANTY PERIOD.
 - ALL PLANTING AREAS SHALL BE COMPLETELY MULCHED AS SPECIFIED.
 - PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. LOCATIONS OF EXISTING BURIED UTILITY LINES SHOWN ON THE PLANS ARE BASED UPON BEST AVAILABLE INFORMATION AND ARE TO BE CONSIDERED APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR 1) TO VERIFY THE LOCATIONS OF UTILITY LINES AND ADJACENT TO THE WORK AREA 2) TO PROTECT OF ALL UTILITY LINES DURING THE CONSTRUCTION PERIOD 3) TO REPAIR ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE CONSTRUCTION.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR DELIVERY SCHEDULE AND PROTECTION BETWEEN DELIVERY AND PLANTING PER SPECIFICATIONS TO MAINTAIN HEALTHY PLANT CONDITIONS.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR FULLY MAINTAINING (INCLUDING BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) ALL OF THE PLANT MATERIALS AND LAWN FOR THE PERIOD OF SPECIFIED.
 - ANY PLANT MATERIAL WHICH IS DISEASED, DISTRESSED, DEAD, OR REJECTED (PRIOR TO SUBSTANTIAL COMPLETION) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.
 - STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK" REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
 - WHERE SHOWN ON THE PLANS AND DETAILS, PLANTING BEDS ARE TO BE COMPLETELY COVERED WITH A SHREDDED HARDWOOD MULCH TO A MINIMUM DEPTH OF THREE INCHES. APPLY PRE-EMERGENT HERBICIDE BEFORE MULCHING.

PERMANENT SEEDING

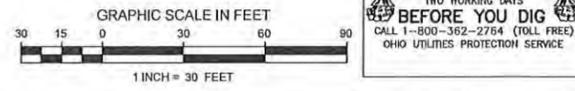
- ALL DISTURBED AREAS SHOULD BE FINE GRADED AND SEEDED IMMEDIATELY AFTER CONSTRUCTION. SEED WITH APPROPRIATE MIXTURE AT THE MANUFACTURER'S WRITTEN RECOMMENDED RATE.
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- PROTECT SEEDED AREAS WITH STRAW MULCH AT A UNIFORM RATE OF 2 TONS PER ACRE TO A DEPTH OF 1" OVER SEEDED AREAS.



PERENNIAL PLANTING DETAIL
NOT TO SCALE

- LOOSEN SOIL IN ROOT BALL AND SPREAD ROOTS PRIOR TO PLACING IN PIT.

KEY	QTY.	SCIENTIFIC NAME	COMMON NAME	SIZE	CONDITION	REMARKS
CANOPY/ORNAMENTAL TREES						
TC	3	<i>Tilia cordata</i> 'Greenspire'	Greenspire Littleleaf Linden	2.5" col.	B&B	Straight Central Leader
CC	2	<i>Cercis canadensis</i>	Red Bud	1.5" col.	B&B	
SHRUBS						
BT	11	<i>Berberis thunbergii</i> 'Rose Glow'	Rose Glow Barberry	24" ht.	#3 cont.	
CA	5	<i>Calamagrostis oculiflora</i> 'Karl Foerster'	Feather Reed Grass		#2 cont.	
JC	25	<i>Juniperus chinensis</i> 'Sea Green'	Sea Green Juniper	36" ht.	B&B	
JV	8	<i>Juniperus virginiana</i> 'Grey Owl'	Grey Owl Juniper	24" ht.	B&B	
RA	26	<i>Rhus aromatica</i> 'Gro Low'	Gro Low Sumac		#3 cont.	
RO	3	<i>Rosa</i> 'Pink Drift'	Pink Drift Rose		#2 cont.	
SB	13	<i>Spiraea x bumalda</i> 'Goldflame'	Goldflame Spirea	24" ht.	B&B	
TM	23	<i>Toxas x media</i> 'Densiformis'	Densiformis Yew	24" ht.	B&B	
TO	10	<i>Thuja occidentalis</i> 'Emerald Green'	Emerald Green Arborvitae	4" ht.	B&B	
PERENNIALS/GROUNDCOVERS						
SE	13	<i>Sedum spectabile</i> 'Autumn Joy'	Autumn Joy Stonecrop		#1 cont.	



UNDERGROUND UTILITIES
TWO WORKING DAYS
BEFORE YOU DIG
CALL 1-800-362-2764 (TOLL FREE)
OHIO UTILITIES PROTECTION SERVICE

REVISION NUMBER:	DATE:	REMARKS:
1	09/09/20	BASE UPDATES

2K LA
2K Landscape Architecture, LLC
2054 Harvey Ave. #6213
513.226.8372
www.2KLA.com

LANDSCAPE PLAN
GAS STATION
BEAVERCREEK, OH
3810 DAYTON XENIA RD.,
CITY OF BEAVERCREEK, GREENE COUNTY, OHIO

OWNER:
PROJECT NO.: 2020-25
DATE: JULY 30, 2020
DRAWN BY: KTC
CHECKED BY: KTC
SCALE: 1" = 30'

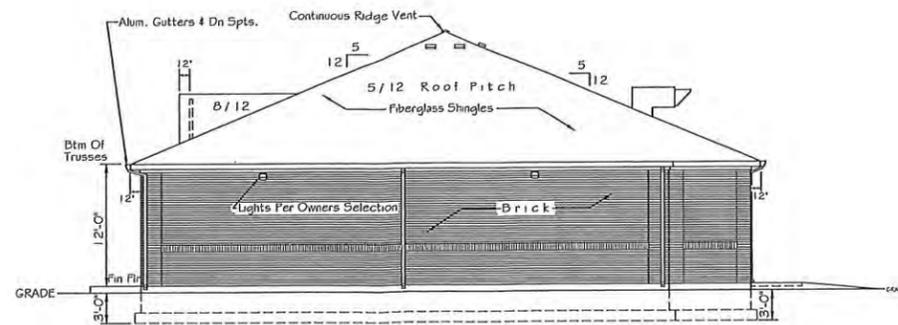
CITY OF BEAVERCREEK
PLANNING DEPARTMENT
RECEIVED
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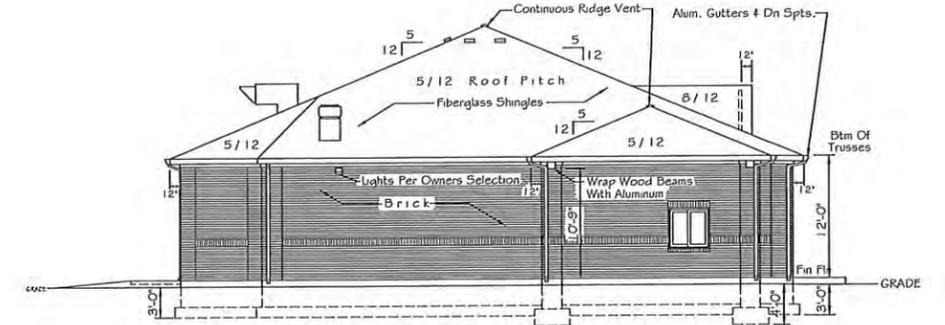
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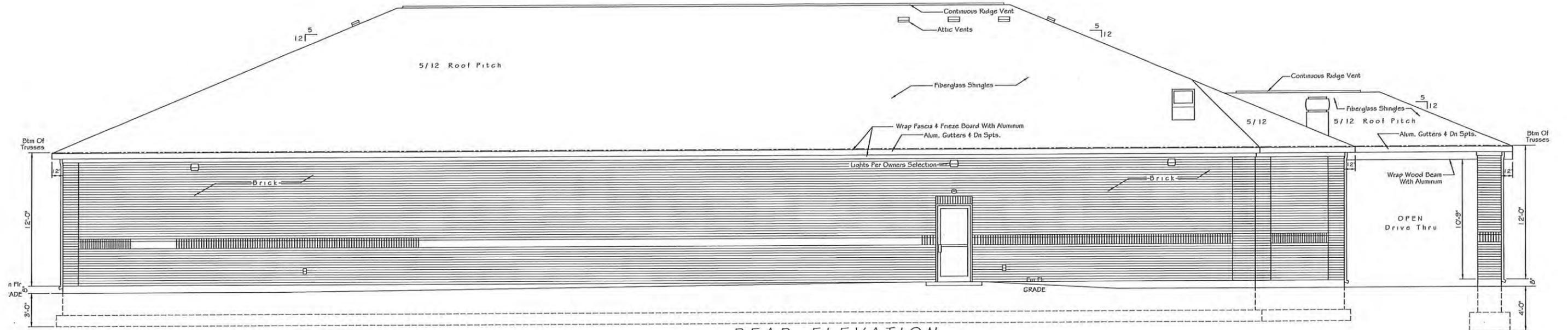
CITY OF BEAVERCREEK
PLANNING DEPARTMENT



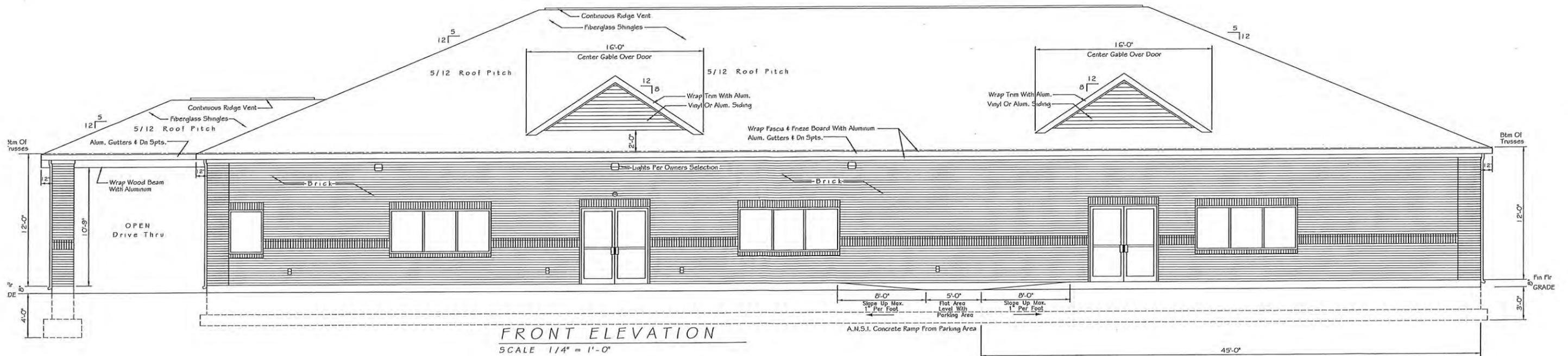
RIGHT SIDE ELEVATION
SCALE 1/8" = 1'-0"



LEFT SIDE ELEVATION
SCALE 1/8" = 1'-0"



REAR ELEVATION
SCALE 1/4" = 1'-0"



FRONT ELEVATION
SCALE 1/4" = 1'-0"

PE

CITY OF BEAVERCREEK
CITY COUNCIL
AGENDA ITEM REPORT

Meeting Date: September 14, 2020	Reference Topic: Massage Business Regulations
Agenda Reference No. VIII. A.	Ordinance 20-20

ACTION REQUESTED		
<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

RESPONSIBLE DEPARTMENT OR AGENCY		
<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 & Development
<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 _____

REQUEST

Adopt a set of business regulations for massage parlors, in an effort to help curb human trafficking in the City of Beaver creek.

RECOMMENDATION:

Staff recommends approval of this application as described in the attached Resolution.

PROCEDURAL OPTIONS FOLLOWING ACTION:

City Council may choose to approve, disapprove, modify or table this application for further review.



To: City Council

From: Randall Burkett, Planning and Development Director

Re: Massage Service Providers Business Regulations

Date: 9-10-2020

As City Council may recall, staff has been compiling a proposed set of business regulations for Massage Service Providers operating in the City. This has been a comprehensive effort between the Planning and Development Department, the Police Department and the Law Director. The intent is to help curb human trafficking, which is a real, and present issue that is occurring in the City of Beavercreek. Among their many nefarious tactics, human traffickers use massage businesses as a front for the illegal exploitation of kidnap victims, both domestic and, in many cases, foreign nationals, of all ages. According to the State of Ohio Human Trafficking Task Force, Foreign nationals in particular face complex vulnerabilities. Many [of these] populations:

- Are unaware of helpful support services or may not have access to them due to geographic isolation or isolation due to their trafficking situation
- Fear the authorities and the threat of deportation, whether they are documented or undocumented
- Lack documentation proving their identity
- Lack an understanding of their rights in the United States
- May experience language or literacy barriers
- May be exploited when traffickers threaten to harm them or their family

Many other communities in the area have already adopted regulations for massage service providers. By discouraging these businesses from operating in our neighboring cities, the result has inadvertently made the City of Beavercreek, with its lack of regulations, a more attractive place to run illegal/unlicensed massage service providers.

If the City were to maintain status quo, and not adopt the proposed regulations similar to those included in your packet, in most instances arrest for these illegal activities would be on the individual who performs the massage or other illegal activity, rather than the human trafficker (i.e. the business owner). Arresting the trafficked individual doesn't discourage the business from relocating, but encourages traffickers to find new victims to bring in. The proposed massage service providers regulations will hold the business itself accountable, and give the city the flexibility to investigate reports of illegal activities without the need for expensive, and potentially dangerous sting operations. The proposed legislation is, in staff's view, a balance between effectiveness whilst not creating undue burden on existing, legitimate massage businesses.

Early on in the process, staff sent a draft of the proposed regulations to a massage business in the community for feedback. They responded with invaluable insights to their operations, and provided several suggestions for ways to help lessen the impact on legitimate businesses. We used as many of the suggestions they provided, that made practical sense to the City, as we could.

**CITY OF BEAVERCREEK, OHIO
ORDINANCE NO. 20-20**

SPONSORED BY COUNCIL MEMBER _____ ON THE 14TH
DAY OF SEPTEMBER, 2020.

**AN ORDINANCE BY BEAVERCREEK CITY COUNCIL AMENDING
TITLE XI: "BUSINESS REGULATIONS" OF THE CODIFIED
ORDINANCES OF THE CITY OF BEAVERCREEK BY ENACTING A
NEW CHAPTER 116 "MASSAGE SERVICE PROVIDERS" TO
REGULATE MASSAGE-RELATED SERVICES IN THE CITY OF
BEAVERCREEK, OHIO.**

WHEREAS, Article XVIII, Section 3, of the Constitution of the State of Ohio, grants municipalities the authority to exercise all powers of local self-government and to enact and enforce local police, sanitary, and other regulations that are not in conflict with the general laws; and

WHEREAS, pursuant to the home rule authority granted by Article XVIII, Section 3 of the Ohio Constitution, the citizens of the City of Beaver Creek, Ohio, have adopted a Charter and Codified Ordinances to exercise the powers of local self-government and to enforce local police power regulations; and

WHEREAS, City Council believes that it is in the best interest of the health, safety, and welfare of the citizens of Beaver Creek that massage-related services in the City be regulated.

NOW, THEREFORE, THE CITY OF BEAVERCREEK HEREBY ORDAINS:

SECTION I.

City Council hereby finds that the regulation of massage-related services in the City of Beaver Creek is in the best interest of the health, safety, and welfare of the citizens of Beaver Creek, Ohio.

SECTION II.

Chapter 116 "Massage Service Providers" of the Codified Ordinances of the City of Beaver Creek, Ohio, a copy of which is attached hereto and incorporated herein as Exhibit A, is hereby enacted.

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 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.

SECTION IV.

This Ordinance shall take effect at the earliest time permitted by law.

PASSED this _____ day of _____, 2020.

Bob Stone, Mayor

ATTEST:

Dianne Miscisin, Clerk of Council

SUMMARY

AN ORDINANCE BY BEAVERCREEK CITY COUNCIL TO AMEND TITLE XI: "BUSINESS REGULATIONS" OF THE CODIFIED ORDINANCES OF BEAVERCREEK BY ENACTING A NEW CHAPTER 116 "MASSAGE SERVICE PROVIDERS" TO REGULATE MASSAGE-RELATED SERVICES IN THE CITY OF BEAVERCREEK, OHIO.

Chapter 116: Massage Service Providers

Section

116.01	Definitions
116.02	Registration Required
116.03	Registration Form
116.04	Registration Fees
116.05	Registration Expiration and Renewal
116.06	Denial of Registration
116.07	Registration Appeals Process
116.08	Message Establishment Operation Requirements
116.09	Message Establishment Conditions of Premises
116.10	Prohibited Acts
116.11	Inspections
116.12	Alternative Remedies for Continuing Violations
116.13	Exclusions
116.99	Penalties and Enforcement

§116.01 DEFINITIONS

For purposes of this chapter, the words listed below, whether capitalized throughout this chapter or not, shall have the following meanings unless the context clearly indicates an alternative meaning:

- a. Corporate Massage: Any Massage of the neck, arms, shoulders, and back area above the waist, where the client is fully clothed, which Massage is done without the use of supplementary aids, such as rubbing alcohol, liniments, antiseptics, oils, powders, creams, lotions, ointments, or other similar preparations commonly used in the practice of Massage.
- b. Customer or Client: Any individual, firm, association, partnership, corporation, joint venture, or combination of individuals who obtains or seeks to obtain a Massage, a Corporate Massage, and/or Outcall Massage Services.

Exhibit A

- c. Employee: Employee includes any individual who works as a Massage Employee who does not fall into the category of Massage Therapist, Massage Practitioner, or the owner of a Massage Establishment.
- d. Independent Contractor: An Independent Contractor includes any individual who is self-employed and/or works at a Massage Establishment but is not an Employee of the Massage Establishment on a full or part-time basis.
- e. Massage: Any method of pressure, friction against, stroking, kneading, rubbing, tapping, pounding, vibrating, or stimulating the external parts of the human body with the hands, hot towels, or with any mechanical or electrical apparatus or other appliances or devices, with or without supplementary aids such as rubbing alcohol, liniments, antiseptic, oil, powder, cream, lotion, ointment, or other similar preparations, or by baths, including but not limited to vapor, electric tubs, mineral fomentation, or any other type of bath.
- f. Massage Establishment: Any establishment having a fixed place of business, which includes but is not limited to businesses operated out of a Person's home, where any Person engages in, conducts, carries on, or permits for consideration, Massage, Corporate Massage, and/or Outcall Massage Services. This includes but is not limited to any hot tub/saunas, relaxation spas, and/or other establishments in which Massage services are made available to members of the public.
- g. Massage Therapist: Any Person who has a license, in good standing, as a Massage Therapist from the State Medical Board of Ohio.
- h. Massage Practitioner: Any Person who performs Massage on a Customer or Client in exchange for payment.
- i. Outcall Massage Service: Any business which engages in or performs Massages at a location designated by the Customer or Client, which location is not at a Massage Establishment. Outcall Massage Service also includes Massage services conducted at events for corporations, competitors, or fairs that a Massage Establishment, Massage Therapist, or Massage Practitioner chooses to participate in.
- j. Person: Any individual, firm, association, partnership, corporation, joint venture, or combination of individuals.
- k. Registrant: A Person who has applied to register a Massage Establishment with the City of Beavercreek in compliance with the requirements for a Massage Establishment Registration. The Registrant shall be the owner of the business. The City of Beavercreek shall summarily reject any Registration filed by any Person other than the owner of the Massage Establishment.
- l. Registration: A Registration to operate a Massage Establishment in the City of Beavercreek, as required by this chapter.

§116.02 REGISTRATION REQUIRED

- a. A Registration may be issued to a Registrant who has complied with the requirements of this chapter and all other applicable provisions of the Beaver Creek Codified Ordinances.
- b. A Registrant must obtain a Registration for each Massage Establishment location situated within the City of Beaver Creek.
- c. It is unlawful to operate, establish, or maintain a Massage Establishment if the Registration issued for such business has been suspended, revoked, or has expired.
- d. Each Registrant shall register all new Massage Therapists, Massage Practitioners, Employees, and/or Independent Contractors who work at the Massage Establishment within thirty (30) days of the new Employee's and/or Independent Contractor's start date. The following information shall be provided for new Massage Therapists, Massage Practitioners, Employees and/or Independent Contractors:

1. The Registration of a Massage Therapist shall require the Massage Therapist's full name, telephone number, address, a copy of his or her valid Massage Therapy License issued by the State of Ohio, and a photocopy of the Massage Therapist's driver's license or other state issued identification card.

2. The Registration of a Massage Practitioner, or any other Massage Employee or Independent Contractor, shall require his or her full name, current address, all prior addresses in the preceding three-year period, telephone number, social security number, and a photocopy of his or her driver's license or other state issued identification card.

§116.03 REGISTRATION FORM

- a. A Registration Form shall be filed by the Registrant with the Planning and Development Director or his or her designee within sixty (60) business days of the passage of this chapter for existing Massage Establishments, or at the time of the application for the requisite zoning permit for new Massage Establishments. Within sixty (60) business days following receipt of the Registration Form, the Planning and Development Director or his or her designee shall either certify or reject the Registration. When necessary, and upon written notice to the Registrant, the Planning and Development Director may extend the time for the certification or rejection of the Registration beyond the sixty (60) days in order to conduct a complete review.
- b. The Registration Form to be completed by the Registrant shall include the exact nature of the Massages, bath, and/or other treatments to be administered, and the location of the proposed place of business and the facilities where such services will be provided. The Registration Form must also contain the following:

Exhibit A

1. The Registrant must provide the following personal information in the Registration Form, which Registration Form shall be prepared and/or approved by the Planning and Development Director:
 - (a) The Registrant's full name, including nicknames or other names used presently or in the past, and the Registrant's present street address and phone number;
 - (b) The Registrant's previous addresses for preceding three-year period as well as the dates the Registrant resided in each of these previous residences;
 - (c) A color copy of his or her Ohio Driver's License and/or state identification card;
 - (d) The names, street addresses, and telephone numbers of any Massage Establishment or any other business involving Massage that the Registrant has been associated with, been employed by, or been an Independent Contractor at during the preceding ten (10) years, including the respective dates of employment, ownership or affiliation therein;
 - (e) A description of any criminal conviction of record, other than minor misdemeanor traffic violations, in the preceding five (5) years. This includes but is not limited to the date of each conviction, the charge(s) for which the Registrant was convicted, and the location (city, state, and county) where the conviction occurred;
 - (f) A description of any licenses, certificates, permits, or other authorizations that the Registrant has held or currently holds to engage in the practice of Massage or any related business ventures; and

Disclosure of whether the Registrant owned or was employed by a Massage Establishment or other business engaged in the practice of Massage that was at any time suspended or revoked within the preceding ten (10) years, the dates and reasons for such suspension or revocation, and the name and location of the jurisdiction or agency that suspended and/or revoked such license, certificate, permit, or other authorization.

2. The Registrant shall also make available on request the following information for all Massage Therapists doing any work at his or her Massage Establishment:
 - (a) The name, address, and telephone number of each Massage Therapist;
 - (b) A color copy of each Massage Therapist's Ohio Driver's License or state identification card; and
 - (c) A color copy of each Massage Therapist's state-issued Massage Therapist License or state-issued Massage Therapist Card.

Exhibit A

3. The Registrant shall also make available on request the following information for all Massage Practitioners, Employees, and Independent Contractors who work at the Registrant's Massage Establishment:
 - (a) The full name, including nicknames or other names used presently or in the past, and the present street address and phone number if each Massage Practitioner, Employee, and Independent Contractor that works in any capacity at the Massage Establishment;
 - (b) The previous addresses for the three (3) preceding years of each Massage Practitioner, Employee, and Independent Contractor who works in any capacity at the Massage Establishment, including the time periods when he or she resided at each location;
 - (c) A color copy of the Ohio Driver's License or state identification card of each Massage Practitioner, Employee, and Independent Contractor who works in any capacity at the Massage Establishment;
 - (d) The names, addresses, and telephone numbers of the two most recent employers of each Massage Practitioner, Employee, and Independent Contractor, as well as a description of the position held by each with each prior employer;
 - (e) The names, addresses, and telephone numbers of any Massage Establishment or any other business involving Massage that each Massage Practitioner, Employee, and Independent Contractor has been associated with in the past ten (10) years, including the respective dates of employment, ownership or affiliation therein;
 - (f) A description of any criminal conviction of record, other than minor misdemeanor traffic violations, of each Massage Practitioner, Employee, and Independent Contractor in the preceding five (5) years. This includes but is not limited to the date of each conviction, the charge(s) for which each Massage Practitioner, Employee, and Independent Contractor was convicted, and the location (city, state, and county) where the conviction occurred;
 - (g) A description of any licenses, certificates, permits, or other authorizations that each Massage Practitioner, Employee, and Independent contractor has held or currently holds to engage in the practice of Massage or related business ventures; and
 - (h) Disclosure of whether each Massage Practitioner, Employee, or Independent Contractor owns, owned, was employed, or is employed by a Massage Establishment or other business engaged in the practice of Massage that was suspended or revoked within the preceding ten (10) years, the dates and reasons for such suspension or revocations, and the name and location of the jurisdiction or agency that suspended and/or revoked such license, certificate, permit, or other authorization.

§116.04 REGISTRATION FEES

A Registration shall be accompanied by a non-refundable fee of \$60.00. The Registration fee shall be used to offset the cost of any requisite background investigation by the City and is not made in lieu of any other fees required by the Beavercreek Codified Ordinances. The Registration fee shall be paid at the time the Registration Form is submitted.

§116.05 REGISTRATION EXPIRATION AND RENEWAL

A Registration shall expire on December 31 of the calendar year for which the Registration was issued and must be renewed every calendar year. A \$30 renewal fee will be assessed for each Registration being renewed. Registration renewal must be submitted to the Planning and Development Director or his or her designee no later than sixty (60) days prior to the expiration of the Registration. Renewal Registration shall be granted upon a finding by the Planning and Development Director or his or her designee that no act related to the Registrant or to the Massage Establishment that is the subject of the Registration renewal, has been committed during the previous Registration period that would be grounds to deny the Registration. Once a Registration expires, the Registration holder shall be in violation of this chapter until a new Registration is obtained from the Director of Development or his or her designee.

§116.06 DENIAL OF REGISTRATION

A Registration may be denied by Planning and Development Director or his or her designee if any of the following are found:

- a. The Registrant did not complete the necessary initial Registration or Registration renewal; the Registrant made a material misstatement in said Registration; or that the Registrant failed to meet the applicable requirements of this chapter;
- b. The Registrant, Massage Therapists, Massage Practitioners, Employees, and/or Independent Contractors at the Massage Establishment have been convicted of:
 1. Any sex-related offense under Ohio law or equivalent offenses under the laws of another jurisdiction, even if expunged;
 2. Two or more felonies in the past five (5) years;
 3. A prior offense that involves a violation of federal, state, or local laws involving illegal possession for sale; or sales of a controlled substance as defined by the Ohio Revised Code;
 4. Any offense involving the use of force or violence upon another person; or
 5. Any offense involving theft;

The Planning and Development Director shall have the discretion to determine whether or not the criminal offense will serve as a disqualification.

- c. The Massage services to be provided or the operation of a Massage Establishment as proposed by the Registrant, if permitted, would not comply with this chapter, or any other applicable laws, including but not limited to, all City of Beavercreek ordinances and regulations;
- d. The Registrant has previously violated the provisions of this chapter or any similar law, rule or regulation of another public agency that regulates Massage or the operation of Massage Establishments; and
- e. Doctors and all other professions whose primary business is something other than Massage, but which doctors and other professionals are authorized to engage in the practice of Massage and hold a different certification to do so, are not subject to this chapter.

§116.07 REGISTRATION APPEALS PROCESS

A prospective Registrant whose Registration was denied may appeal the Planning and Development Director's decision within (30) days of the denial. Once the thirty-day (30) period lapses, a prospective Registrant must wait until December of that year of denial to re-apply.

In order to submit a timely appeal of the Planning and Development Director's decision, the Registrant must submit all documentation required for a Registration and additional documentation which supports his or her case for Registration to the Board of Zoning Appeals within 30 days of the Planning and Development Director's decision. The Board of Zoning Appeals will schedule a hearing on the appeal within forty-five (45) days of submission of the Notice of Appeal.

Upon full hearing, the Board of Zoning Appeals shall have the discretion to approve or reinstate the Registration if the Board of Zoning Appeals determines there is justification to do so.

§116.08 MESSAGE ESTABLISHMENT OPERATION REQUIREMENTS

In addition to all other applicable requirements prescribed by the Beavercreek Codified Ordinances, all Massage Establishments shall comply with the following operating requirements:

- a. *Exterior Signs.* A recognizable and legible sign shall be posted at the main entrance identifying the business as a Massage Establishment. In addition, the sign shall comply with Chapter 158 of the Beavercreek Zoning Code.
- b. *Posting of Registration.* A copy of each Registration and Massage Therapists' license(s) or license card from the State Medical Board of Ohio shall be posted in a conspicuous

Exhibit A

place in such a manner that it can easily be seen by Persons patronizing the Massage Establishment.

- c. *Posting of Services Available and Fees.* A list of all services available, the price thereof, and the length of time each service shall be performed shall be posted or available in a conspicuous place in such a manner that it can easily be seen by Persons entering the Massage Establishment. No other services, other than those posted, shall be provided.
- d. *Maintain Written Records.* Every Massage Establishment shall keep a written record of the date and hour of each service provided, the name and address of each patron and the service received, and the name of the Massage Therapist administering the service. These records may not be used for any other purpose than as records of service provided and may not be provided to other parties by the Massage Establishment unless otherwise required by law. Such records shall be retained on the premises of the Massage Establishment for a period of two (2) years.
- e. *Standard of Dress for Massage Establishment Employees.* All Massage Therapists, Massage Practitioners, Employees, and Independent Contractors of the Massage Establishment shall remain fully clothed in clean outer garments while on the premises of the Massage Establishment. At a minimum, such clothing shall be made of nontransparent material and shall not expose the buttocks, genital area or breasts of any employee at any time.
- f. *Operating Hours.* No Massage Establishment shall be kept open for business, and no Massage Therapist shall administer Massages after the hour of 10:00 p.m. or before the hour of 7:00 a.m.
- g. *Lighting Required.* Massage Establishments will be lighted at all times during business hours to clearly show the business is in operation. Rooms where Massage Services are provided will be adequately lit when occupied to meet all emergency exiting requirements

§116.09 MESSAGE ESTABLISHMENT CONDITIONS OF PREMISES

- a. *Required Maintenance of Massage Establishment.* All premises and facilities of the Massage Establishment shall be maintained in a clean and sanitary condition at all times. The premises and facilities shall meet the applicable requirements of the City of Beavercreek Codified Ordinances, including but not limited to, those related to the safety of structures and building systems, property maintenance, zoning, and adequacy of the plumbing, heating, ventilation, and waterproofing of rooms in which showers, water or steam baths are used and maintained.
- b. *Linens.* All Massage Establishments shall provide clean laundered sheets, towels, and other linen for use by clients. Such linens shall be laundered after each use and stored in a sanitary manner. Heavy white paper may be substituted for sheets on Massage tables, provided such paper is used only once for each Client and is then discarded into a sanitary receptacle.

- c. *Privacy Standards for Massage Rooms and Dressing Rooms.* The Massage Establishment shall provide doors, curtains, or accordion-pleated enclosures for all dressing rooms and Massage rooms.

§116.10 PROHIBITED ACTS

- a. *Touching of Sexual and Genital Parts of Client during Massage.* No holder of a Registration or any Massage Therapists, Massage Practitioners, Employees or Independent Contractors of a Massage Establishment shall place either his or her hand(s) upon, or touch with any part of his or her body, or touch with a mechanical device, a sexual or genital part of any other Person in the course of a Massage, or Massage a sexual or genital part of any other Person. Sexual and genital parts shall include the genitals, pubic area, anus or perineum of any Person.
- b. *Uncovering and Exposure of Sexual and Genital Parts of Client Before, During, or After Massage.* No holder of a Registration or any other Massage Therapists, Massage Practitioners, Employees, or Independent Contractors of a Massage Establishment shall uncover and expose the sexual or genital parts of a Client or themselves or any other person while engaged in the practice of Massage, or before or after a Massage.
- c. *Outcall Massage Services.* It is unlawful for anyone other than a state certified Massage Therapists to provide Outcall Massage Services.
- d. *Transfer of Registration.* No Registration issued pursuant to this chapter shall be transferred or assigned in any manner, whether by authorization of law or otherwise, from any location to another location or from Person to Person.

§116.11 INSPECTIONS

All Persons shall permit the Planning and Development Director or his or her designee to conduct inspections of a Massage Establishment to determine compliance with this chapter and other applicable state and local laws at any time the Massage Establishment is occupied or open for business.

§116.12 ALTERNATIVE REMEDIES FOR CONTINUING VIOLATIONS

Nothing in this chapter shall be deemed to prevent the City Council from directing the City of Beavercreek Law Director to commence civil action to enjoin the continued violation of any provision of this chapter or to abate a nuisance, as an alternative, or in conjunction with any other civil or criminal proceedings provided for herein.

§116.13 EXCLUSIONS

This act does not apply to chiropractic offices, hospitals, colleges, physical therapists, or occupational therapists, or their establishments.

§116.99 PENALTIES AND ENFORCEMENT

- a. Enforcement of any of the provisions of this chapter may be by civil action and/or criminal prosecution. In addition to civil action and/or criminal prosecution, any unpaid administrative nuisance abatement fees may be certified for collection to the County Auditor pursuant to Ohio Revised Code §715.261.
- b. Any individual who advertises, offers, or provides Massage Services in violation of this chapter is guilty of a misdemeanor of the second degree. A separate offense shall be deemed committed each day a violation occurs or continues.
- c. Any individual who holds a Registration under this chapter who violates any provision of this chapter is guilty of a misdemeanor of the second degree. A separate offense shall be deemed committed each day a violation occurs or continues.
- d. Any individual who violates the provisions of Section 116.08 of this chapter is guilty of a minor misdemeanor. A separate offense shall be deemed committed each day a violation occurs or continues.
- e. Any or all of the following additional actions may be taken against an individual who violates any provision of this chapter:
 1. Additional fines may be assessed;
 2. A Registration may be suspended for up to ninety (90) days; and
 3. A Massage Establishment License may be revoked.

PC

CITY OF BEAVERCREEK
CITY COUNCIL
AGENDA ITEM REPORT

Meeting Date: September 14, 2020	Reference Topic: Bike Bell Ordinance
Agenda Reference No. VIII. B.	Ordinance 20-21

ACTION REQUESTED		
<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

RESPONSIBLE DEPARTMENT OR AGENCY		
<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 & Development
<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 checked="" type="checkbox"/> Other <u>BANTAC</u>

At the August 17th City Council work session, members of the Beavercreek Bikeway and Non-Motorized Transportation Advisory Committee (BANTAC) proposed the repeal and replacement of City Code of Ordinances section 75.07 with language matching ORC 4511.56 (C).

Section 75.07 of the Code of Ordinances currently states “No person shall operate a bicycle unless it is equipped with a bell or other device capable of giving a signal audible for a distance of at least 100 feet...” As presented by the BANTAC, most bikes are not sold with bells pre-attached (requiring an additional step most users do not do), and most bicyclists passing pedestrians or other bicyclists on the street or bike paths prefer (and are more likely) to use their voice when passing. ORC 4511.56 (C) states that a bicycle bell may be used (doesn’t require it), but prohibits the use of whistles and/or sirens. Replacing the current language with ORC language not only puts the City in-line with what other most cities in the area have, but also replaces the regulation with more enforceable language.

RECOMMENDATION:

The BANTAC and Staff recommend approval of the changes proposed in the attached Ordinance.

PROCEDURAL OPTIONS FOLLOWING ACTION:

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

ORDINANCE NO. 20-21

CITY OF BEAVERCREEK

SPONSORED BY COUNCIL MEMBER _____ ON THE 14TH DAY OF SEPTEMBER, 2020.

AN ORDINANCE REPEALING CURRENT SECTIONS 75.07 "SIGNAL DEVICE ON BICYCLE" AND 75.08 "LIGHTS AND REFLECTORS; BRAKES" OF THE CITY OF BEAVERCREEK CODE OF ORDINANCES, AND ADOPTING NEW SECTION 75.08 "BICYCLE SIGNAL DEVICES" OF THE CITY OF BEAVERCREEK CODE OF ORDINANCES.

WHEREAS, the current Sections 75.07 "Signal Device on Bicycle" and 75.08 "Lights and Reflectors; Brakes" of the Beaver creek Code of Ordinances provides regulations concerning bicycle safety in the City of Beaver creek; and

WHEREAS, Beaver creek City Council has determined that it is in the best interest of the health, safety, and welfare of the citizens of Beaver creek, Ohio to update the Beaver creek Code of Ordinances with respect to bicycle safety.

NOW, THEREFORE, THE CITY OF BEAVERCREEK HEREBY ORDAINS:

SECTION I.

Current Sections 75.07 "Signal Device on Bicycle" and 75.08 "Lights and Reflectors; Brakes" of the Beaver creek Code of Ordinances are hereby repealed in their entirety and new Section 75.08 "Bicycle Signal Devices" is hereby enacted as follows with new language in **bold** and text to be deleted in ~~strikeout~~:

§ 75.08 BICYCLE SIGNAL DEVICES ~~LIGHTS AND REFLECTORS; BRAKES.~~

(A) Every bicycle or electric bicycle when in use at the times specified in R.C. § 4513.03 or a substantially equivalent municipal ordinance shall be equipped with the following:

(1) A lamp mounted on the front of either the bicycle or electric bicycle or the operator that shall emit a white light visible from a distance of at least 500 feet to the front and 300 feet to the sides. A generator-powered lamp that emits light only when the bicycle or electric bicycle is moving may be used to meet this requirement.

(2) A red reflector on the rear that shall be visible from all distances from 100 feet to 600 feet to the rear when directly in front of lawful lower beams of head lamps on a motor vehicle;

(3) A lamp emitting either flashing or steady red light visible from a distance of 500 feet to the rear shall be used in addition to the red reflector. If the red lamp performs as a reflector in that it is visible as specified in division (A)(2) of this section, the red lamp may serve as the reflector and a separate reflector is not required.

(B) Additional lamps and reflectors may be used in addition to those required under division (A) of this section, except that red lamps and red reflectors shall not be used on the front of the bicycle or electric bicycle and white lamps and white reflectors shall not be used on the rear of the bicycle or electric bicycle.

(C) A bicycle ~~or electric bicycle~~ may be equipped with a **bell, horn, or some device, other than a siren or whistle, audible of at least 100 feet distance.** ~~capable of giving an audible signal, except that a bicycle or electric bicycle shall not be equipped with nor shall any person use upon a bicycle or electric bicycle any siren or whistle.~~

(D) Every bicycle or electric bicycle shall be equipped with an adequate brake when used on a street or highway.

(E) Except as otherwise provided in this division, whoever violates this section is guilty of a minor misdemeanor. If, within one year of the offense, the offender previously has been convicted of or pleaded guilty to one predicate motor vehicle or traffic offense, whoever violates this section is guilty of a misdemeanor of the fourth degree. If, within one year of the offense, the offender previously has been convicted of two or more predicate motor vehicle or traffic offenses, whoever violates this section is guilty of a misdemeanor of the third degree.

(R.C. § 4511.56) Penalty, see § 70.99

SECTION II.

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 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.

SECTION III.

This Ordinance shall take effect at the earliest date allowed by law.

PASSED this _____ day of _____, 2020.

Bob Stone, Mayor

ATTEST:

AC

CITY OF BEAVERCREEK
CITY COUNCIL
AGENDA ITEM REPORT

Meeting Date: September 14, 2020	Reference Topic: FFY 2021 Selective Traffic Enforcement Program (STEP) Grant
Agenda Reference No: VIII. C.	
	Resolution 20-23

ACTION REQUESTED		
<input type="checkbox"/> Adopt Ordinance	<input checked="" 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"/> Other

RESPONSIBLE DEPARTMENT OR AGENCY		
<input type="checkbox"/> Finance	<input type="checkbox"/> City Council	<input type="checkbox"/> Law
<input type="checkbox"/> Parks & Recreation	<input type="checkbox"/> Engineering	<input type="checkbox"/> Planning & Zoning
<input checked="" 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:

Beavercreek Police Department was notified of their eligibility to receive a grant through the Ohio Traffic Safety Office to provide funding for High Visibility Enforcement (HVE). High Visibility Enforcement (HVE) is a universal traffic safety approach designed to create deterrence and change unlawful traffic behaviors. HVE combines highly visible and proactive law enforcement targeting a specific traffic safety issue. STEP hours must be used to conduct HVE activities in areas to impact fatal crashes by targeting occupant restraint, speed, distracted driving, aggressive driving, failure to yield, etc.

STEP Grant eligibility is for a maximum of **\$22,913.52** of reimbursement to the city for officer overtime and fringe benefits. Included in this amount is transportation/fuel costs reimbursable up to 5% of the total labor costs. There is no local match required for this grant. The grant period would run from October 1, 2020 through September 30, 2021.

STAFF RECOMMENDATION:

Staff recommends council approval for the police department to accept this Selective Traffic Enforcement Program (STEP) Grant.

**CITY OF BEAVERCREEK
RESOLUTION 20-23**

SPONSORED BY COUNCIL MEMBER _____ ON THE 14TH
DAY OF SEPTEMBER, 2020.

**TO AUTHORIZE THE BEAVERCREEK POLICE DEPARTMENT'S
ACCEPTANCE OF THE OHIO TRAFFIC SAFETY SELECTIVE
ENFORCEMENT PROGRAM (STEP) GRANT.**

THE CITY OF BEAVERCREEK HEREBY RESOLVES:

WHEREAS, the Ohio Traffic Safety Office administers the Selective Enforcement Program (STEP) Grant which provides financial assistance to eligible law enforcement agencies, and:

WHEREAS, the City of Beavercreek desires to accept financial assistance made available under the Selective Traffic Enforcement Program (STEP) Grant.

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL:

SECTION I.

That the Beavercreek City Council hereby authorizes acceptance of the Selective Traffic Enforcement Program (STEP) Grant, for financial assistance in providing funding commencing October 1, 2020 for High Visibility Enforcement activities to be conducted by Beavercreek Police Department.

SECTION II.

That Pete Landrum, City Manager, or his designee, is hereby authorized and directed to accept the Selective Traffic Enforcement Program (STEP) Grant.

This Resolution shall take effect immediately.

ADOPTED BY COUNCIL this 14th day of September, 2020.

Bob Stone, Mayor

ATTEST:

Dianne Miscisin, Clerk of Council

CITY OF BEAVERCREEK
CITY COUNCIL
AGENDA ITEM REPORT

AEC

Meeting Date: September 14, 2020 Agenda Reference No: VIII. D.	Reference Topic: FFY 2021 Impaired Driving Enforcement Program (IDEP) Grant
	Resolution 20-24

ACTION REQUESTED		
<input type="checkbox"/> Adopt Ordinance	<input checked="" 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"/> Other _____

RESPONSIBLE DEPARTMENT OR AGENCY		
<input type="checkbox"/> Finance	<input type="checkbox"/> City Council	<input type="checkbox"/> Law
<input type="checkbox"/> Parks & Recreation	<input type="checkbox"/> Engineering	<input type="checkbox"/> Planning & Zoning
<input checked="" 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:

Beavercreek Police Department was notified of their eligibility to receive a grant through the Ohio Traffic Safety Office to provide funding for High Visibility Enforcement (HVE). High Visibility Enforcement (HVE) is a universal traffic safety approach designed to create deterrence and change unlawful traffic behaviors. HVE combines highly visible proactive law enforcement targeting a specific traffic safety issue. IDEP hours must be used to conduct HVE activities in areas to impact impaired driving/fatal crashes.

IDEP Grant eligibility is for a maximum of **\$32,120.27** of reimbursement to the city for officer overtime and fringe benefits. This amount also includes reimbursement for transportation/fuel costs up to 5% of the total labor costs. There is no local match required for this grant. The grant period would run from October 1, 2020 through September 30, 2021.

STAFF RECOMMENDATION:

Staff recommends council approval for the police department to accept this Impaired Driving Enforcement Program (IDEP) Grant.

**CITY OF BEAVERCREEK
RESOLUTION 20-24**

SPONSORED BY COUNCIL MEMBER _____ ON THE 14TH
DAY OF SEPTEMBER, 2020.

**TO AUTHORIZE THE BEAVERCREEK POLICE DEPARTMENT'S
ACCEPTANCE OF THE OHIO TRAFFIC SAFETY IMPAIRED DRIVING
ENFORCEMENT PROGRAM (IDEP) GRANT.**

THE CITY OF BEAVERCREEK HEREBY RESOLVES:

WHEREAS, the Ohio Traffic Safety Office administers the Impaired Driving Enforcement Program (IDEP) Grant which provides financial assistance to eligible law enforcement agencies, and:

WHEREAS, the City of Beavercreek desires to accept financial assistance made available under the Impaired Driving Enforcement Program (IDEP) Grant.

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL:

SECTION I.

That the Beavercreek City Council hereby authorizes acceptance of the Impaired Driving Enforcement Program (IDEP) Grant, for financial assistance in providing funding commencing October 1, 2020 for High Visibility Enforcement (HVE) activities to be conducted by Beavercreek Police Department.

SECTION II.

That Pete Landrum, City Manager, or his designee, is hereby authorized and directed to accept the Impaired Driving Enforcement Program (IDEP) Grant.

This Resolution shall take effect immediately

ADOPTED BY COUNCIL this 14th day of September, 2020.

Bob Stone, Mayor

ATTEST:

Dianne Miscisin, Clerk of Council



CITY COUNCIL
Work Session – September 21, 2020 5:00 p.m.
Council Chambers

1368 Research Park Dr
Beaver Creek, Ohio

- I. CALL TO ORDER
- II. ROLL CALL
- III. APPROVAL OF AGENDA
- IV. DISCUSSION ITEMS
- V. COUNCIL COMMITTEE/EVENT UPDATES
- VI. ADJOURNMENT

DRAFT



CITY COUNCIL
Regular Meeting – September 28, 2020 6:00 p.m.
Council Chambers

This meeting will be held in the Council Chamber. Social distancing will be observed and it is asked that anyone wishing to attend the meeting in person to please wear a face mask.

Public Comments:

All persons present shall be given an opportunity to be heard on proposed legislation during a public hearing. Citizen Comments is also an opportunity to be heard regarding any topic. For those not wishing to appear in person but wish to make a public comment, please feel free to send an email to the Clerk of Council at: miscisin@beavercreekohio.gov or call (937) 320-7388. Comments must be received by 4:00 p.m., Monday, September 28, 2020 to be considered for the meeting. Please be very specific on which legislation you are addressing or if your comment is to be heard during the Citizen Comment section of the meeting. Thank you

- I. CALL TO ORDER
- II. ROLL CALL
- III. PLEDGE AND PRAYER/MOMENT OF SILENCE – Mayor Stone
- IV. APPROVAL OF AGENDA
- V. APPROVAL OF MINUTES
- VI. PUBLIC HEARING – PC 20-9 ASRA Resonant Sciences Addition
 - A. Applicant Presentation
 - B. Staff Presentation
 - C. Public Input
 - D. Council Input
 - E. Motion
- VII. ORDINANCES, RESOLUTIONS AND PUDS
 - A. Ordinance 20-__ Street Rename (First Reading)
 - B. Resolution 20-__ Necessity and Intent to Appropriate Property (Joseph and Mollie Nelson) for the County Line Road Widening Project
 - C. Ordinance 20-__ Appropriate the Right-of-Way (Joseph and Mollie Nelson) for the County Line Road Widening Project (First Reading and Public Hearing)
 - D. Resolution 20-__ Necessity and Intent to Appropriate Property (Eric Davis) for the County Line Road Widening Project
 - E. Ordinance 20-__ Appropriate the Right-of-Way (Eric Davis) for the County Line Road Widening Project (First Reading and Public Hearing)
 - F. Resolution 20-__ Necessity and Intent to Appropriate Property (Robert Neff) for the County Line Road Widening Project
 - G. Ordinance 20-__ Appropriate the Right-of-Way (Robert Neff) for the County Line Road Widening Project (First Reading and Public Hearing)
 - H. Resolution 20-__ Accepting Amounts and Rates and Certifying Them to the County
 - I. Resolution 20-__ Submittal of OPWC (Ohio Public Works Commission) funding application for Shakertown Road Widening Project
 - J. Resolution 20-__ Submittal of Land and Water Conservation fund Grant Application
 - K. Resolution 20-__ CARES Act Funding
 - L. Resolution 20-__ WPAFB Council of Governments
 - M. Resolution 20-__ Acceptance of TIRC (Tax Incentive Review Council) Recommendations
- VIII. DECISION ITEMS
 - A. Motion to Appoint Clerk of Council as designee for Public Records Training
 - B. Gold Advisory Board Council Representative
- IX. COUNCIL TIME
- X. MAYOR'S REPORT
- XI. CITY MANAGER'S REPORT
- XII. CITIZEN COMMENTS
- XIII. ADJOURNMENT

PLANNING DEPARTMENT STATUS REPORT

September 8, 2020

CITY COUNCIL

September 14, 2020

- PC 20-6 ASRA, Dayton-Xenia Marathon Food Mart, public hearing
- PC 20-8, Zoning Code- Chickens Text Amendment, public hearing

September 28, 2020

- PC 20-9 ASRA, 4085 Executive Drive Addition, Resonant Sciences, public hearing

Tabled / Delayed / Pending

PLANNING COMMISSION

October 7, 2020

- No cases

Tabled / Delayed / Pending

-

Commercial Permits Submitted and Under Review

- Trinity
- WesBanco

BOARD OF ZONING APPEALS

September 9, 2020

- Work session-Procedures