

**CITY OF SPRINGBORO
320 W. CENTRAL AVENUE, SPRINGBORO, OH**

CITY COUNCIL WORK SESSION

THURSDAY, AUGUST 19, 2021

6:00 PM

CITY COUNCIL

**John Agenbroad, Mayor
Janie Ridd, Deputy Mayor/Ward 1
Dale Brunner, Ward 2
Jack Hanson, Ward 3
Jim Chmiel, Ward 4
Stephen Harding, At Large
Becky Iverson, At Large**

CITY STAFF

**Chris Pozzuto, City Manager
Greg Shackelford, Assistant City Manager
Gerald McDonald, Law Director
Lori Martin, Clerk of Council**

ITEM 1. CALL TO ORDER. Mayor Agenbroad called the Springboro, Ohio City Council Work Session to order on Thursday, August 19, 2021 at 6:00 PM in Council Chambers at the Springboro Municipal Building, 320 W. Central Avenue, Springboro, Ohio.

ITEM 2. ATTENDANCE. Council: All present. **Staff:** Mr. Pozzuto, Mr. Shackelford, Mr. McDonald and Ms. Martin were present. Police Chief Jeff Kruithoff was also present.

ITEM 3. LEGISLATIVE AGENDA. – Review legislative items slated for August 19.

Mayor Agenbroad reminded Council that a Public Hearing concerning the rezoning of the Easton Farm (605 N. Main Street) would be held at tonight's Regular Meeting.

1) ORDINANCE: THIRD READING. AN ORDINANCE AMENDING SECTION 678.10, WEEDS AND LITTER, OF THE CODIFIED ORDINANCES OF THE CITY OF SPRINGBORO, OHIO.

No discussion.

2) ORDINANCE: FIRST READING. AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF SPRINGBORO, REZONING APPROXIMATELY 103.32 ACRES OF LAND LOCATED AT 605 NORTH MAIN STREET, BEARING WARREN COUNTY PARCEL NO. 04144220050, R-1, ESTATE-TYPE RESIDENTIAL DISTRICT, TO PUD-MU, PLANNED UNIT DEVELOPMENT-MIXED USE.

Mayor Agenbroad noted that this ordinance is the subject of the Public Hearing at tonight's Regular Meeting.

No further discussion.

ITEM 4. CITY MANAGER. – Issues/Reports.

Mr. Pozzuto reported on the following items:

Citywide Fiber Project: The fiber to home project continues to move forward. MVECA's (Miami Valley Educational Computer Association) portion of the project, which is running conduit and fiber throughout the City, is approximately 80% finished. MVECA has run about 14 miles of conduit and fiber throughout the City, and they are targeted to complete the project in the September/October timeframe. In addition, Point Broadband should begin signing up customers by the end of September in the Springbrook Subdivision (Spice Rack). The City sold one of its conduits to Point Broadband last December. City residents will soon have a broadband option through Point Broadband, which offers up to 1-gigabit service.

Downtown Wi-Fi Project: The City recently replaced all of the streetlights in the historic downtown district with LED street lights. As part of that project, the City is including free Wi-Fi. Duke Energy will install the Wi-Fi receptacles by the end of September enabling the contractor to install the Wi-Fi equipment for the downtown area. By the Christmas in Springboro festival, people will be able to use free Wi-Fi in the downtown area. All of the technology upgrades in the City are moving forward.

Mr. Brunner inquired regarding property restoration by Point Broadband.

Mr. Pozzuto explained that Point Broadband is trying to restore property disturbed by the fiber project by replacing the sod, dirt, etc. following installation of the conduit and fiber. They are required to seed areas if the new sod dies.

Mr. Harding inquired regarding the status of the new shelter at Gardner Park.

Mr. Pozzuto explained that the shelter is approximately 95% complete. The area has been graded and covered with straw, and they are waiting on the installation of a water fountain.

Mr. Harding inquired regarding the Cassano's building at Wright Station.

Mr. Pozzuto explained that the Cassano's building has been taken down. The next step is to create a parking area for approximately 35 parking spaces, which should be constructed over the next couple of months.

Mr. Shackelford reported on the following items:

Springboro Chamber Board Selects Associate Director: The Springboro Chamber of Commerce has selected an Associate Director, Amy Brown, who is a Springboro resident. The new Associate Director will begin in September to assist the newly appointed Executive Director Alison Liddic.

Donation of a Police Vehicle: Chief Kruithoff commented that the Police Department is proposing to donate an out-of-service police vehicle to the City of Nelsonville, Ohio, which does not possess the resources to purchase a new vehicle. Nelsonville has had an officer killed this year as well as multiple cruisers involved in serious accidents putting them in great need of assistance. The Nelsonville Police Chief posted a request for assistance and the Springboro Police Department happened to be taking a vehicle out of rotation and wishes to donate that vehicle, as has been past practice.

ITEM 5. CLERK OF COUNCIL. – Issues/Reports.

Calendar Events: Bike the Boro & The Big Event will be held on Saturday, September 4, 10:00AM-1:00PM, which features a festival at North Park and a 2-mile, 10-mile and 16-mile

bike ride for cyclists of all ages. Labor Day will be observed on Monday, September 6; whereby, the offices will be closed.

In addition, the next City Council Work Session will be held on Thursday, September 2 at 6:00 PM followed by the Regular Meeting at 7:00 PM in Council Chambers.

ITEM 6. CITY COUNCIL. – Issues/Reports.

Mr. Harding – No reports.

Mr. Hanson – No reports.

Mr. Chmiel – No reports.

Mr. Brunner – No reports.

Ms. Iverson – Ms. Iverson will present a Planning Commission report at tonight's Regular Meeting under Reports

Deputy Mayor Ridd – Deputy Mayor Ridd will present an Architectural Review Board report at tonight's Regular Meeting under Reports.

Mayor Agenbroad – Mayor Agenbroad commented that he attended a Ribbon Cutting this morning at 937 Nutrition located at 760 W. Central Avenue along with Deputy Mayor Ridd. Mayor Agenbroad welcomed the new business to Springboro.

In addition, Mayor Agenbroad announced that the Springboro Chamber Golf Outing is tomorrow with a shotgun start at 8:00 AM. Approximately 144 golfers are registered to participate.

Mayor Agenbroad also noted that a motion would be in order at tonight's Regular Meeting under Other Business to donate an out-of-service police vehicle to the City of Nelsonville, Ohio Police Department.

ITEM 7. ADJOURNMENT. With no further discussion, Mayor Agenbroad adjourned the Thursday, August 19, 2021 City Council Work Session at approximately 6:10 PM.

CITY OF SPRINGBORO
320 W. CENTRAL AVENUE, SPRINGBORO, OH

CITY COUNCIL REGULAR MEETING

THURSDAY, AUGUST 19, 2021

7:00 PM

CITY COUNCIL

John Agenbroad, Mayor
Janie Ridd, Deputy Mayor/Ward 1
Dale Brunner, Ward 2
Jack Hanson, Ward 3
Jim Chmiel, Ward 4
Stephen Harding, At Large
Becky Iverson, At Large

CITY STAFF

Chris Pozzuto, City Manager
Greg Shackelford, Assistant City Manager
Gerald McDonald, Law Director
Lori Martin, Clerk of Council

- ITEM 1. CALL TO ORDER.** Mayor Agenbroad called the Springboro, Ohio City Council Regular Meeting of Thursday, August 19, 2021 to order at 7:00 PM in Council Chambers at the Springboro Municipal Building, 320 W. Central Avenue, Springboro, Ohio.

Prior to opening the Public Hearing, Mayor Agenbroad called for any abstentions or anyone who wishes to recuse themselves and asked that they leave the meeting now.

Deputy Mayor Ridd stated that upon the advice of the City Law Director, due to her home property being within 300 feet of the subject development, she will not taking part in the discussions in any way. Deputy Mayor Ridd further stated that based on prior rulings by the Ohio Ethics Commission, the proximity of her property would be deemed a conflict of interest; therefore, she will not be taking part in any way and will recuse herself and rejoin the meeting when Mayor Agenbroad calls the Regular Meeting to order.

At this time, Deputy Mayor Ridd recused herself and exited the meeting.

Mayor Agenbroad stated that he would like to welcome everyone to the Public Hearing for the rezoning of the Easton Farm, and thank everyone for taking time out of their busy schedules to be here tonight. Due to the number of people in attendance, the hearing would be extended. In other words, instead of 15 minutes for proponents and 15 for opponents, the hearing would be extended by 30 minutes for both sides. Mayor Agenbroad explained that there would be 28 minutes for proponents with a two-minute warning followed by a 30-second warning and cut off at 30 minutes; the same times would be afforded to the opponents. At the end of the Public Hearing, the proponents and opponents will be given an additional five minutes each to make comments different from those already heard. In other words, if someone has something different to say that was not already stated, they will have a chance to make their comments during the additional five-minute time period. Mayor Agenbroad further commented that he is not going to limit individual comments to three minutes, but encouraged everyone to keep in mind that the longer an individual speaks the fewer people have the opportunity to speak.

As a point of information, the minutes of the Planning Commission and the record of public comments pertaining to this development have been made available to Council for review prior to this hearing, as well as any additional public comments submitted to City Council (nearly 600 pages). Mayor Agenbroad emphasized that City Council has been informed through Planning Commission and all of the comments made by the public via e-mail, etc., and they are up to date on the information being submitted regarding this development. Staff materials concerning the Planning Commission's recommendation have been made available to the public as well.

Prior to hearing public comments, City Planner Dan Boron will provide a presentation concerning the background of this recommendation. This is the normal course of action for Public Hearings; i.e., staff presents information regarding the recommendation followed by proponents then opponents.

At this time, Ms. Martin read the purpose of the Public Hearing.

PUBLIC HEARING

A PUBLIC HEARING WILL BE HELD BEFORE THE CITY COUNCIL OF THE CITY OF SPRINGBORO, OHIO AT 7:00 P.M. ON THURSDAY, AUGUST 19, 2021 TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF SPRINGBORO, OHIO. THE PUBLIC HEARING TOOK PLACE IN COUNCIL CHAMBERS AT THE SPRINGBORO MUNICIPAL BUILDING, 320 WEST CENTRAL AVENUE (SR 73), SPRINGBORO.

PUBLIC HEARING: THIS PUBLIC HEARING IS IN REGARDS TO A RECOMMENDATION FROM THE SPRINGBORO PLANNING COMMISSION TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF SPRINGBORO AND REZONE APPROXIMATELY 103.32 ACRES LOCATED AT 605 NORTH MAIN STREET (SR 741), COMMONLY KNOWN AS THE EASTON FARM, FROM R-1, ESTATE-TYPE RESIDENTIAL DISTRICT, TO PUD-MU, PLANNED UNIT DEVELOPMENT-MIXED USE.

THIS PUBLIC HEARING IS BEING HELD IN ACCORDANCE WITH CHAPTER 1287, AMENDMENTS, OF THE CITY'S PLANNING AND ZONING CODE. THE PUBLIC HEARING IS LIMITED TO 30 MINUTES; 15 MINUTES RESERVED FOR THE OPPONENTS AND 15 MINUTES RESERVED FOR THE PROPONENTS.

A COPY OF THE APPLICATION FOR THE PROPOSED REZONING WAS AVAILABLE FOR REVIEW AT THE RECEPTION DESK AT THE SPRINGBORO MUNICIPAL BUILDING, 320 WEST CENTRAL AVENUE, SPRINGBORO, OHIO 45066 BETWEEN THE HOURS OF 8:00 A.M. AND 4:30 P.M., MONDAY THROUGH FRIDAY, LEGAL HOLIDAYS EXCLUDED. INFORMATION MAY ALSO BE FOUND ON THE CITY'S WEBSITE AT WWW.CI.SPRINGBORO.OH.US.

Mayor Agenbroad reiterated that the Public Hearing would be extended as previously stated, and he asked Council if there were any objections to time extension for the Public Hearing.

There were no objections of Council.

CITY PLANNER DAN BORON PRESENTED BACKGROUND INFORMATION REGARDING THE RECOMMENDATION FROM THE SPRINGBORO PLANNING COMMISSION TO AMEND THE CITY'S OFFICIAL ZONING MAP AND REZONE PROPERTY LOCATED AT 605 N. MAIN STREET ALONG WITH THE GENERAL PLAN AS FOLLOWS: (A COPY OF THE SLIDE PRESENTATION IS ATTACHED FOR THE RECORD.)

THIS PRESENTATION IS SIMILAR IN SOME RESPECTS TO THE PRESENTATION MADE TO THE MEMBERS OF THE PLANNING COMMISSION AT THE JUNE 9 PLANNING COMMISSION MEETING AT WHICH THE RECOMMENDATION WAS ULTIMATELY MADE TO COUNCIL. FIVE ITEMS WILL BE COVERED. FIRST, THE EXISTING ZONING OF THE PROPERTY; SECOND, THE CITY'S 2009 LAND USE PLAN; THIRD, THE PUD APPROVAL PROCESS; FOURTH, THE PLANNING COMMISSION REVIEWS THAT TOOK PLACE BETWEEN MARCH AND JUNE OF 2021, AND FIFTH, THE PLANNING COMMISSION RECOMMENDATION. THE PRESENTATION SEEN ON THE SCREEN HAS BEEN DISTRIBUTED TO COUNCIL IN PAPER COPIES AND ADDITIONAL COPIES ARE AVAILABLE THROUGH THE CLERK OF COUNCIL.

IN ADDITION TO BEING INTERESTED IN FUTURE LAND USE PLAN RECOMMENDATIONS OF THE COMMUNITY, ONE OF THE OTHER HATS MR. BORON WEARS IN SPRINGBORO IS THE STAFF LIAISON TO THE ARCHITECTURAL REVIEW (ARB), AND AS SUCH, HE IS RESPONSIBLE FOR HELPING THE ARB PROTECT THE HISTORIC ASSETS IN THE COMMUNITY PRIMARILY IN THE HISTORIC DISTRICT. IN THAT EFFORT, HE CAME ACROSS THIS AERIAL PHOTOGRAPH, WHICH DATES TO SEPTEMBER 1956. WHY 1956? THAT IS WHEN OLD SPRINGBORO AND NEW SPRINGBORO REALLY MET EACH OTHER IN THE FORM OF ANY DEVELOPMENT FOLLOWING THE INTRODUCTION OF INTERSTATE 75 ON THE NORTHWEST CORNER OF THE COMMUNITY. HE WANTED TO USE THIS OPPORTUNITY TO SHOW SOME OF THE AREAS SUCH AS THE EASTON FARM, WHICH IS PRETTY MUCH AS IT IS AND WAS BACK IN 1956. IN ADDITION TO THAT, WHAT IS NOW KNOWN AS WRIGHT BROTHERS AIRPORT, THE HISTORIC DISTRICT IN THE LOWER CENTRAL PORTION OF THE AERIAL PHOTOGRAPH, I-75, WHICH IS THE FIRST NEW ELEMENT TO THIS AERIAL PHOTOGRAPH GOING FROM SOUTHWEST TO NORTHEAST ALONG THE PENNYROYAL AREA, CLEARCREEK-FRANKLIN ROAD, AND ALSO SOME OF THE DEVELOPMENT ACTIVITY IN THIS COMMUNITY THAT HAPPENED POST 1956. FIRST AMONG THEM, AT LEAST IN THE NORTHERN PORTION OF THE COMMUNITY, THE TAMARACK NEIGHBORHOOD, WHICH INCLUDES ALL FOUR SUBDIVISIONS INCLUDING ROYAL TAMARACK, TAMARACK HILLS INITIATED IN 1974, SYCAMORE CREEK COUNTRY CLUB OVER TO THE EAST, THE SPICE RACK, WHICH INCLUDES THREE OR FOUR DIFFERENT ELEMENTS INCLUDING SPRINGBROOK DEVELOPMENT AND COUNTRY CLUB ESTATES TO THE SOUTH OF THE SUBJECT PROPERTY. THE WOODLAND GREENS NEIGHBORHOOD, ALSO MCCRAY FARMS, AND IN THE MIDDLE, THE MCCRAY HOUSE, THE HISTORIC HOME ON THE PROPERTY FROM 1910, HUNTERS SPRING SUBDIVISION, WHICH IS IDENTIFIED HERE AS A FARM, WHICH HAS A BACKWARDS L-SHAPE DATING TO 1956, SYCAMORE SPRINGS DEVELOPMENT, ALSO GREENLEAF VILLAGE IMMEDIATELY TO ITS SOUTH, THE SETTLERS WALK DEVELOPMENT IMMEDIATELY TO THE EAST, ALSO THE VILLAGE PARK DEVELOPMENT, WHICH IS NOW REACHING INTO 2004, WHICH IS THE TIMEFRAME OF THAT DEVELOPMENT AND NOW INCLUDES GARDNER PARK, AND ALSO THE SPRINGS DEVELOPMENT, WHICH IS NOW PRIMARILY DEVELOPED ON THE SINGLE-FAMILY SIDE, WITH A NUMBER OF CONDOS STILL TO BE DEVELOPED AND ABOUT 170 APARTMENTS. LAST BUT NO LEAST, WHERE WE ARE TODAY, WHICH HE BELIEVES WAS A SINGLE-FAMILY HOME AND IS CURRENTLY NOW THE CITY BUILDING WHERE WE ARE HERE TONIGHT. HE THOUGHT IT WOULD BE GOOD TO SHOW THE FRAMEWORK OF THE DEVELOPMENT PATTERN OF THE NORTHERN PORTION OF THE COMMUNITY.

THE EXISTING ZONING OF THE EASTON FARM SITE DATES TO 1980 WHEN THE CITY ANNEXED WHAT IS NOW THE EASTON PROPERTY. WE KNOW THAT BECAUSE NOEL EASTON WAS A MEMBER OF THE CLEARCREEK TOWNSHIP ZONING BOARD AT THAT TIME AND WAS REQUIRED TO RESIGN AFTER THAT POINT WHEN HE BECAME A SPRINGBORO RESIDENT. AT THAT POINT IN TIME, AND AS WAS THE CASE FOR ALL PROPERTY THAT WAS ANNEXED WITHIN THE CITY, IT WAS ASSIGNED

A CATEGORY OF TOWNSHIP OR (T)R-1, RURAL RESIDENTIAL DISTRICT CLASSIFICATION, WHICH ALLOWED PROPERTY OWNERS TO CONTINUE TO ENJOY THE RIGHTS THAT THEY ENJOYED AS TOWNSHIP RESIDENTS, BUT ALLOWED THEM TO BE FOLDED INTO THE COMMUNITY IN GENERAL. THIS APPLIED TO LANDS NOT ONLY IN CLEARCREEK TOWNSHIP PRIMARILY, BUT ALSO ON THE WEST SIDE OF CLEARCREEK-FRANKLIN ROAD WHERE THERE IS AN AREA OF TOWNSHIP ZONING. AT ONE POINT IN TIME, UP TO 2014, 20% OF THE CITY'S LAND AREA, WAS SO ZONED. THE CITY'S LAND USE PLAN IDENTIFIED RECOMMENDATIONS, WHICH INCLUDED RECLASSIFYING THAT ZONING CATEGORY INTO A CITY CATEGORY, WHICH LEAD TO R-1, THE CURRENT ZONING FOR THE SITE. PROVIDING THIS BACKGROUND IS IMPORTANT BECAUSE ALTHOUGH THE ZONING IS ONLY SIX YEARS OLD, IT ACTUALLY IS IN EFFECT GOING BACK TO 1980. THE TWO ZONING DISTRICTS ARE ROUGHLY SIMILAR. THEY ALLOW UNITS OF DEVELOPMENT AT THE RATE OF 2- UNITS PER ACRE, BUT THERE IS NO OPEN SPACE REQUIREMENT. THIS IS THE OLDEST ZONING MAP THAT THE CITY HAS THAT DATES TO THE TIMEFRAME OF WHEN THE EASTON PROPERTY WAS ANNEXED. IN THIS IMAGE, NOT ONLY IS THIS PROPERTY ZONED (T)R-1, BUT AS WELL AS WHAT IS NOW THE VILLAGE PARK DEVELOPMENT TO THE NORTH, THE 1,290 PLUS HOME DEVELOPMENT WITHIN SETTLERS WALK, THE 775 PLUS UNIT DEVELOPMENT OF GARDNER FARM AS WELL AS OTHER AREAS WITHIN THE COMMUNITY ON THE NORTHERN TIER. THIS IS THE CLOSEST AERIAL HE COULD FIND FROM GOOGLE EARTH AN IMAGE THAT SHOWS THE DEVELOPMENT PATTERN IN THE AERIAL PHOTOGRAPH IN WHICH CAN BEEN SEEN THE EMERGING DEVELOPMENT OF SETTLERS WALK, THAT FIRST PHASE FROM 1992 AND ALSO SYCAMORE CREEK DEVELOPING A LITTLE BIT FURTHER EAST ON LYTTLE-FIVE POINTS ROAD. THIS IS THE CURRENT ZONING MAP FOR THE CITY OF SPRINGBORO, WHICH SHOWS THE CURRENT CONFIGURATION OF ZONING OF THIS SITE AND PRETTY MUCH THE NORTHER PERIMETER OF THE COMMUNITY. OBVIOUSLY, THE PROPERTY HERE IS ZONED TR-1, AND SEEN AROUND IT NOW ARE AREAS THAT WERE ONCE ZONED TOWNSHIP RESIDENTIAL-1 ARE NOW ZONED PUD, IN THE CASE OF SETTLERS WALK, THE SPRINGS AND OTHER DEVELOPMENTS IN THE IMMEDIATE VICINITY. THIS IS AN AERIAL THAT SHOWS THE STATUS OF TODAY IN THE COMMUNITY IN THIS PORTION OF TOWN, WITH AGAIN THE EASTON FARM RELATIVELY UNCHANGED FOR THE LAST 65 YEARS.

THE 2009 LAND USE PLAN IS USED BY OUR PLANNING COMMISSION, STAFF AND ULTIMATELY COUNCIL TO GUIDE THE LONG-RANGE DEVELOPMENT OF THE COMMUNITY. IT REPLACED A SIMILAR PLAN THAT DATED TO 1998, WHICH WAS CALLED THE COMPREHENSIVE LAND USE PLAN FOR THE CITY. THE 2009 PLAN IDENTIFIES LONG-RANGE DEVELOPMENT AND REDEVELOPMENT GOALS WITHIN THE COMMUNITY. BACK IN 2009, REDEVELOPMENT WAS NOT SO MUCH IN THE FOREGROUND, BUT NOW MORE AND MORE IT IS BECOMING THE CASE AS IS THE SITUATION WITH WRIGHT STATION AND OTHER AREAS IN THE SR73/SR741 AREA. THE 2009 LAND USE PLAN WAS DEVELOPED WITH EXTENSIVE PUBLIC INPUT INCLUDING A STEERING COMMITTEE APPOINTED BY CITY COUNCIL, STAKEHOLDER MEETINGS THAT WERE DESIGNED TO GET THE INPUT OF BUSINESS LEADERS, LAND OWNERS AND OTHERS AS WELL AS TWO ROUNDS OF PUBLIC OPEN HOUSES. THE PLAN WAS ULTIMATELY ADOPTED BY CITY COUNCIL IN APRIL OF 2009. THIS IMAGE DEPICTS SOME OF THE MEMBERS OF THE PUBLIC WHO ATTENDED THE PUBLIC OPEN HOUSES THAT WERE USED TO GAIN PUBLIC INPUT. PUBLIC INPUT PLAYS AN IMPORTANT ROLE OR IS AN IMPORTANT PIECE OF AN ADOPTED PLAN AND HELPS ESTABLISH ITS CREDIBILITY BY HAVING THE INPUT OF NOT JUST THE ELECTED AND APPOINTED OFFICIALS, BUT OF THE PEOPLE THEMSELVES.

WHAT DID THAT 2009 PLAN SAY? THE COMMUNITY WAS DIVIDED INTO 16 POLICY AREAS OVERALL, WHICH WERE ASSOCIATED BECAUSE OF THEIR PROXIMITY TO EACH OTHER, DATE OF DEVELOPMENT AND OTHER CHARACTERISTICS. THIS AREA THAT COVERS AND INCLUDES THE EASTON FARM WAS WITHIN POLICY AREA 3,

WHICH IS CALLED THE NORTH S.R. 741 CORRIDOR, AND THAT AREA INCLUDED THE COMMERCIAL AREA OF SETTLERS WALK, VILLAGE PARK, WHICH WAS THEN DEVELOPING, AND GARDNER PARK, AS WELL AS THE YMCA AREA AND THE LEDGESTONE OFFICE BUILDING AND ASSOCIATED AREAS. KEY POINTS FOR THIS SITE AT LEAST IS THAT THE PLAN RECOMMENDED A MIXED-USE DEVELOPMENT PATTERN AND THAT WAS ENCOURAGED. STRICT LIMITATIONS ON THE SIZE OF RETAIL USES TO 75,000 SQ. FT. AND RESIDENTIAL DEVELOPMENT DENSITY OF 6-8 DWELLING UNITS PER ACRE WHEN A MINIMUM OF 25% OPEN SPACE IS AFFORDED WITHIN AN INDIVIDUAL DEVELOPMENT.

TO EXPLAIN THE PLANNING UNIT DEVELOPMENT PROCESS, WHICH IS THE SUBJECT OF THE APPLICATION HERE TONIGHT, THOSE THREE ITEMS THAT WERE THE KEY FACTORS THAT ARE INCLUDED IN THE LAND USE PLAN RECOMMENDATION –OPEN SPACE 25%, DENSITY BEING DIFFERENT OR BEING FLEXIBLE AND ALSO THE MIX OF LAND USES– PLANNED UNIT DEVELOPMENT PROVIDES REALLY THE ONLY OPPORTUNITY OR THE PRIMARY TOOL BY WHICH DEVELOPMENT OF THIS PROPERTY COULD HAPPEN THUS FULFILLING THE RECOMMENDATIONS OF THE 2009 LAND USE PLAN. PUDS PROVIDE THE FLEXIBILITY TO COUNCIL AND PLANNING COMMISSION TO USE UNDERLYING ZONING, MEANING CONVENTIONAL ZONING, WHETHER IT IS R-1, R-2, ANYWHERE WITHIN THE ZONING CODE, NOT ON THE MAP, AND COMMERCIAL DISTRICTS AS WELL, AS A BASIS FOR DEPARTING FROM THE STANDARD RECOMMENDATIONS THAT ARE INCLUDED IN THOSE CONVENTIONAL DISTRICTS, BUT FULFILL THE RECOMMENDATIONS OF THE LAND USE PLAN.

THE PUD PROCESS INVOLVES TWO STEPS, FIRST IS THE REZONING, WHICH IS THE SUBJECT OF THE PUBLIC HEARING TONIGHT WHICH INVOLVES IDENTIFYING PERMITTED USES FOR PROPERTY, DEVELOPMENT AND DESIGN STANDARDS INCLUDING SETBACKS, BUILDING HEIGHTS AND OTHER FACTORS. FOR MIXED USE PUDS, THIS MAY BE PRESENTED AS MULTIPLE COMPONENTS AS IS THE CASE IN THIS SITUATION. THE VILLAGE PARK DEVELOPMENT WAS ALSO DEVELOPED IN A MULTIPLE COMPONENT FORMAT AND IN THAT CASE THREE COMPONENTS. THE GENERAL PLAN ESTABLISHES THE PRELIMINARY LAYOUT FOR THE SITE INCLUDING STREETS, PUBLIC IMPROVEMENTS AND WHERE OPEN SPACE IS DEDICATED. IT IS THREE STEPS AND THIS PROPOSED DEVELOPMENT IS IN THE VERY BEGINNING, WHICH IS THE REZONING AND THE GENERAL PLAN PROCESS; THERE IS MUCH MORE TO COME. THE PLANNING COMMISSION'S RECOMMENDATION IS JUST THAT, A RECOMMENDATION. ULTIMATELY, CITY COUNCIL IS THE ONLY BODY THAT CAN AMEND THE OFFICIAL ZONING MAP OF THE CITY TO SUPPORT THIS DEVELOPMENT. SUCCEEDING STEPS WOULD BE THE DEVELOPMENT OF A FINAL DEVELOPMENT PLAN WHERE IN DETAILS OF INDIVIDUAL ELEMENTS OF THE PROJECT WOULD BE FULFILLED, AND A RECORD PLAN WHERE THE PROPERTY IS ACTUALLY LAID OUT AND DEDICATED ALONG WITH RIGHTS-OF-WAY.

PLAN ELEMENTS IN THIS CASE INVOLVE THREE COMPONENTS, A COMMERCIAL COMPONENT ON THE NORTHWEST CORNER OF THE PROPERTY, A MULTI-FAMILY ON THE SOUTHEAST CORNER OF THE PROPERTY ALONG SR741, AND A SINGLE-FAMILY COMPONENT, WHICH ALSO INCLUDES THE FARMSTEAD ON THE PROPERTY. THE GENERAL PLAN IDENTIFIES THE STREET LAYOUT INCLUDING CONNECTIONS TO THE EXISTING STREET NETWORK AND NEIGHBORHOODS AS WELL AS, OPEN SPACE INCLUDING THE EXPANSION OF NORTH PARK, A LINEAR PARK CONNECTION BETWEEN NORTH PARK AND GARDNER PARK AS WELL AS SMALL POCKET PARKS WITHIN THE DEVELOPMENT, WHICH ALL TOGETHER EXCEED THE 25% OPEN SPACE REQUIREMENT IDENTIFIED IN THE PLAN AND ALSO REQUIRED OF PUDS AS WELL AS PLANS FOR STORM WATER DETENTION.

THIS IMAGE IS THE PLAN THAT THE PLANNING COMMISSION ULTIMATELY RECOMMENDED TO COUNCIL AT THE JUNE 9 MEETING. IT WILL BE SUBJECT TO

MORE DETAIL WHEN THE GENERAL PLAN IS UP FOR CONSIDERATION UPON THE THIRD READING OF THE REZONING ORDINANCE.

THESE ARE THE HIGHLIGHTS OF THE PLAN CHANGES FROM MARCH TO JUNE. THIS PLAN WAS REVIEWED ON FOUR SEPARATE OCCASIONS BY THE PLANNING COMMISSION, FIRST ON MARCH 10 AND ON EACH SUCCESSIVE MONTH THROUGH THE MEETING ON JUNE 9. WHAT CHANGED? THE NUMBER OF HOUSING UNITS WAS REDUCED BY 10% TO 519 TOTAL UNITS. THE OPEN SPACE PROVIDED IN THE DEVELOPMENT ROSE TO 22.89 ACRES, WHICH SATISFIES, EXCEEDS ACTUALLY, THE OPEN SPACE REQUIREMENT FOR PUDS. THE DEVELOPMENT DENSITY DROPPED FROM 6.83 DWELLING UNITS PER ACRE, AND THAT INCLUDES JUST THE RESIDENTIAL COMPONENT, NOT THE COMMERCIAL, BUT JUST RESIDENTIAL AREAS WITHIN THE DEVELOPMENT, DOWN TO 5.83 DWELLING UNITS PER ACRE UNDER THE CURRENT PROPOSAL, A REDUCTION OF 14.6%. THE MAXIMUM BUILDING WAS REDUCED FROM FOUR TO THREE STORIES WITHIN ONLY THE MULTI-FAMILY AREA AND A PROPOSED PARKING STRUCTURE WAS ELIMINATED WITHIN THAT COMPONENT AS WELL.

AS MENTIONED, PLANNING COMMISSION MADE A RECOMMENDATION ON JUNE 9, WHICH WAS A TWO-FOLD. A RECOMMENDATION TO REZONE THE PROPERTY FROM R-1, THE EXISTING ZONING, TO PUD-MU WITH APPROVAL OF CONDITIONS INCLUDED AND ALSO A RECOMMENDATION OF A GENERAL PLAN SUPPORTING THAT PUD, WHICH INCLUDED A PLAN THAT IDENTIFIED STREETS, OPEN SPACE AND PROPOSED LOTS AND 12 STAFF COMMENTS, WHICH IS CUSTOMARY. THE CITY DOES NOT ASK DEVELOPERS OR PROPERTY OWNERS TO MEET ALL OF THE CONDITIONS WHEN IT COMES TO COUNCIL, THOSE ARE ISSUES THAT ARE TYPICALLY WORKED ON AS THE PROJECT MOVES FORWARD THROUGH THE DEVELOPMENT PROCESS. THE RECOMMENDATION ALSO INCLUDED SOME TEXT AMENDMENTS THAT PLANNING COMMISSION MADE, WHICH INCLUDED ELIMINATING A HAND-FULL OF USES, WHICH INCLUDE HOTELS, GAS STATIONS, CAR WASHES, STAND-ALONE DRIVE-THROUGHS FROM THE LIST OF PERMITTED USES IN THE COMMERCIAL COMPONENT AND ALSO MADE A STATEMENT THAT NO CONNECTION OF FOX TRAIL DRIVE INCLUDING ROADS, SIDEWALKS OR PATHS WILL BE PROVIDED IN THE DEVELOPMENT. BOTH RECOMMENDATIONS WERE APPROVED UNANIMOUSLY BY THE PLANNING COMMISSION ON JUNE 9. MR. BORON CONCLUDED HIS STATEMENTS BY LEAVING THE LAST TWO SLIDES UP AS A REFERENCE, WHICH ARE THE CITY'S EXISTING ZONING MAP AND THE CURRENT DEVELOPMENT PLAN, WHICH INCLUDES THE PREVIOUSLY MENTIONED CONDITIONS. MR. BORON OFFERED TO ANSWER ANY QUESTIONS OF COUNCIL.

MAYOR AGENBROAD THANKED MR. BORON FOR HIS COMMENTS AND EXPLAINED TO THE AUDIENCE THAT MR. BORON'S PRESENTATION WAS FOR INFORMATIONAL PURPOSES; THE CITY PLANNER IS NOT A PROPONENT OR OPPONENT, BUT IS PRESENTING THE DEVELOPMENT PROPOSAL FOR COUNCIL AND THE PUBLIC AS WELL.

MAYOR AGENBROAD INVITED ANY PROPONENTS TO APPROACH THE PODIUM, STATE THEIR NAME AND ADDRESS FOR THE RECORD AND MAKE THEIR COMMENTS ACCORDINGLY. MAYOR AGENBROAD ASKED GUESTS TO PLEASE KEEP THEIR COMMENTS BRIEF TO ALLOW EVERYONE AN OPPORTUNITY TO SPEAK.

PROPONENTS:

1) LARRY DILLIN, EASTON FARM DEVELOPER, 155 W. CENTRAL AVENUE – MR. DILLIN COMMENTED THAT HE DID NOT WANT TO MAKE A PRESENTATION, BUT SIMPLY TO CLARIFY A COUPLE OF KEY POINTS THAT HE THINKS ARE VERY

IMPORTANT. THEY HAVE STUDIED THIS PLAN AND HAVE BEEN WORKING ON IT FOR A LONG TIME, AS A LOT RESEARCH NEEDS TO GO INTO A MIXED USE DEVELOPMENT PLAN SUCH AS THIS. THERE ARE LARGE SCALE PROJECTS AND ALL OF THE COMPONENT PARTS THAT ARE INCLUDED FEED ONE ANOTHER; THEY ALL WORK TOGETHER. WHAT HIS PARTNER, DOUG BORROR, WILL EXPLAIN IN A MOMENT IS THE KIND OF MARKET ANALYSIS THAT WAS DONE FOR THE MULTI-FAMILY COMPONENT OF THE PROJECT, AND THERE HAS BEEN A FAIR AMOUNT OF DISCUSSION ABOUT THAT. FOR HIM IN THE OVERALL PLANNING, THE BALANCE IS BETWEEN THE DENSITY ON THE SITE BOTH FROM SINGLE-FAMILY RESIDENTIAL IN VARIOUS FORMS OF OPTIONS FOR SINGLE-FAMILY RESIDENTS ALL THE WAY FROM AN ESTATE SIZED LOT TO A CONNECTED TOWNHOME AND EVERYTHING IN BETWEEN. THEIR GOAL THERE WAS TO PROVIDE A DIVERSITY OF PRODUCT NOT JUST TO MAKE ANOTHER ME TOO RESIDENTIAL SUBDIVISION. THEY FOCUSED ON CONNECTIVITY, WALKABILITY, SO THE VILLAGE LOTS IN THE CENTER ARE AN IMPORTANT PART OF THAT TO CONNECT TO THE COMMERCIAL SPACE AND CREATING COMMERCIAL SPACE THAT WAS RELEVANT TO THE ENTIRE COMMUNITY WAS IMPORTANT TO THEM. IN PARTICULAR, THEY WANT TO BRING A LARGE CONCENTRATION OF RESTAURANTS TO THE COMMUNITY AND THAT DOES REQUIRE SOME DENSITY. THE MULTI-FAMILY PRODUCT, DOUG BORROR WILL SPEAK TO THE CHARACTER AND QUALITY OF THAT, BUT IT IS AN IMPORTANT COMPONENT TO BEING ABLE TO ATTRACT BETTER QUALITY COMMERCIAL USES. IN ADDITION, THE CONNECTIVITY TO THE CITY'S EXISTING PARKS BOTH NORTH AND SOUTH OF THE PROPERTY AND CREATING A LINEAR PARK THAT FACILITATES THAT CONNECTION, THE BIKE ROUTES AND THEN CREATING NEW POCKET PARKS BOTH WITHIN THE COMMERCIAL AREA AND IN THE RESIDENTIAL PART OF THE COMMUNITY SO THAT IN TOTAL WHAT WE ARE GETTING IS NOT JUST A COMMERCIAL DEVELOPMENT, IT IS NOT JUST A MULTI-FAMILY DEVELOPMENT, IT IS NOT JUST A RESIDENTIAL DEVELOPMENT; IT IS A VERY STRONG MIXED USE DEVELOPMENT THAT FOLLOWS, THEY BELIEVE, LEGALLY EXACTLY THE MASTER LAND USE PLAN.

MAYOR AGENBROAD THANKED MR. DILLIN FOR HIS COMMENTS.

2) DOUG BORROR, EASTON FARM DEVELOPER, 155 W. CENTRAL AVENUE – MR. BORROR COMMENTED THAT THEY ARE MULTI-FAMILY DEVELOPERS AND HE HAS PERSONALLY BEEN IN THE DEVELOPMENT BUSINESS FOR ALMOST 45 YEARS AND THEY DO NOT TAKE THIS PROJECT LIGHTLY. THE FIRST THING THEY DID WHEN THEY GOT TOGETHER WITH MR. DILLIN WAS THEY HIRED A PROFESSIONAL MARKET STUDY AND WENT THROUGH A DETAILED ANALYSIS OF THIS, WHICH OF COURSE BELONGS TO THEM. THEY HAVE SHOWN IT TO SOME OF THE MEMBERS OF STAFF, BUT THERE IS A DEFINITE DEMAND FOR HIGH-QUALITY, MULTI-FAMILY HOUSING IN SPRINGBORO. THE APARTMENTS ARE DESIGNED TO ATTRACT YOUNG PROFESSIONALS AND EMPTY NESTERS WHO WANT TO LIVE IN A NEIGHBORHOOD LIKE SPRINGBORO OR NEAR WHERE THEY GREW UP. IT WILL ATTRACT VIBRANCY AND ENERGY THAT WILL CONTRIBUTE TO US BEING ABLE TO ATTRACT THE KIND OF USER FOR OUR COMMERCIAL THAT YOU DO NOT HAVE NOW IN SPRINGBORO INCLUDING HIGH-QUALITY, WHITE TABLE CLOTH RESTAURANTS, STEAKHOUSES AND THINGS THAT THEY SEE COMING INTO THIS PROPERTY. EIGHTY PERCENT OF THEIR APARTMENTS WILL BE ONE-BEDROOMS AND STUDIOS. THEY HAVE FOUND THAT, IN THIS DAY AND AGE, PEOPLE DO NOT NEED TWO BEDROOMS ANYMORE. THEY HAVE SMALL SCREEN TVS, THEY HAVE THEIR IPADS, AND SO SPACE IS NOT THE PREMIUM THAT IT USED TO BE AND PEOPLE LIKE TO LIVE ALONE, BUT THEY USE THEIR DEVICE TO GO MEET WITH THEIR FRIENDS. THEY HAVE REALLY HONED THE MARKET ON THAT AND THE ONE THING ABOUT THE 80% ONE-BEDROOMS IS THAT THOSE WILL HAVE LITTLE OR NO IMPACT ON SCHOOLS. THEY ALLOW COUPLES TO LIVE THERE, BUT THEY DO NOT ALLOW A SINGLE PERSON WITH A

CHILD TO LIVE IN A STUDIO OR ONE-BEDROOM. TWENTY PERCENT OF THE APARTMENTS WILL BE TWO BEDROOMS. THEIR AVERAGE RENT RATE, WHICH IS SUPPORTED BY THEIR MARKET STUDY FOR THE APARTMENTS IN THIS BUILDING WILL BE \$1,300 PLUS SO THEIR PRO FORMA ON THIS FOR THEM TO BUILD IT, THEY WOULD HAVE TO GET APPROVED BY BANKS AND APPRAISERS, IS \$1,300, AND OF COURSE THEY USED THE MARKET STUDY TO SUPPORT THAT. THE APARTMENTS THEMSELVES, FIRST OF ALL, THEY WILL BE DESIGNED IMPECCABLY AND WILL BE GORGEOUS TO LOOK AT. THEY HAVE A RESORT STYLE POOL WITH CABANAS, A STATE OF THE ART WORK-OUT FACILITY, THEATER ROOM WITH A GIANT SCREEN, A BUSINESS CENTER, A COFFEE STATION AND A CLUB ROOM. IT HAS EVERY AMENITY THAT A YOUNG URBAN PROFESSIONAL WOULD WANT TO LIVE TODAY. THE SCALE OF THIS PROJECT ALLOWS THEM TO DO THE TYPE OF PREMIUM PRODUCTS THAT YOU CANNOT IF YOU DO NOT HAVE THIS KIND OF SCALE. THEY WORKED WITH PLANNING COMMISSION, LOWERED THE DENSITY, AND THEY THINK THEY ARE AT A PLACE THAT ABSOLUTELY WORKS AND THEY CAN GUARANTEE THAT THIS WILL BE A SHINING STAR IN THE CITY OF SPRINGBORO. REGARDING THE SINGLE FAMILY UNITS, THE DEED RESTRICTIONS THAT THEY WORKED OUT WITH THE PLANNING STAFF WILL BE CREATING HOMES THAT WILL BE AGAIN UNPARALLELED IN THE CITY OF SPRINGBORO WITH EVEN THE SMALLEST LOTS THEY PROJECT WITH AN OVER \$500,000 SALE PRICE WITH THE LARGER LOTS COMMANDING OVER \$800,000 AND PUSHING ON A \$1 MILLION. THIS IS GOING TO BE A FIRST CLASS DEVELOPMENT, AND OF COURSE, MR. DILLIN IS A MASTER COMMERCIAL DEVELOPER SO HIS RECORD SPEAKS FOR ITSELF. THIS IS SOMETHING THAT YOU WILL ALL BE PROUD OF AND THANK YOU FOR HAVING THEM HERE TONIGHT.

MAYOR AGENBROAD THANKED MR. BORROR FOR HIS COMMENTS.

3) KRISTIN BEIREIS, 215 STANTON DRIVE – MS. BEIREIS COMMENTED THAT SHE PREVIOUSLY E-MAILED SLIDES THAT GO ALONG WITH HER PRESENTATION/SPEECH TONIGHT AND THEY HAVE LIVE LINKS IN THEM THAT REFERENCE THINGS THAT SHE REFERENCES IN HER SPEECH SPECIFICALLY. SHE HAS LIVED IN SPRINGBORO FOR OVER 10 YEARS AND HAVING GROWN UP AND GONE TO COLLEGE NEAR HERE SHE HAS SPENT ALMOST HALF HER LIFE IN THIS AREA OF OHIO. SHE AND HER HUSBAND CHOSE TO LIVE HERE BECAUSE OF THE ACCESSIBILITY SPRINGBORO HAS TO MODERN AMENITIES WHILE PROVIDING A WONDERFUL TOWN FEEL WITH A SENSE OF COMMUNITY. THEY INTEND TO STAY IN THIS COMMUNITY BECAUSE THERE IS A BALANCE OF ATTRACTING NEW BUSINESS WHILE MEETING RELEVANT AND FUTURE HOUSING TRENDS SO THAT WE CAN PRESERVE THOSE FEATURES AND MAINTAIN OR GROW OUR HOME INVESTMENT. THE WAY SPRINGBORO HAS GROWN HAS BEEN INTENTIONAL AND CONSIDERATE OF THE SPACE THAT EXISTS WITHIN THE CITY. EASTON FARM IS AN EXAMPLE OF CONTINUING THIS TREND. THE CENSUS REPORT THAT CAME OUT LAST WEEK STATED WE GREW BY 1,600 PEOPLE OVER THE LAST 10 YEARS. HER HOPE IS THAT WE WILL CONTINUE TO ATTRACT MORE PEOPLE TO SPRINGBORO INCREASING OUR TAX REVENUE AND ALSO CONTINUING TO SUPPORT BUSINESSES HERE IN TOWN. EASTON FARM IS AN INFILL SPACE. WE HAVE VERY FEW SPACES LEFT TO BUILD IN THE CITY LIMITS OF SPRINGBORO AND IT BEHOVES US TO SERIOUSLY CONSIDER WHAT THOSE SPACES WILL BE. IF WE ARE NOT CAREFUL, WE WILL END UP BUILDING HOMES FOR PEOPLE WHO DO NOT WANT THEM AND WE WILL CREATE THE NEED TO BUILD ON MORE FARMS OUTSIDE ON THE EDGES OF THE CITY. ACCORDING TO THEIR WEBSITE, THE EPA WORKS ON SMART GROWTH ISSUES TO HELP COMMUNITIES DEVELOP IN WAYS THAT ARE BETTER FOR HEALTH AND THE ENVIRONMENT. EASTON FARM IS USING THE SMART GROWTH PRINCIPLES OF A MIXED-USE DEVELOPMENT, MORE PEOPLE IN A SMALLER SPACE, WALKABILITY AND GREEN

SPACES. WHILE A SMALLER SPACE WITH MORE PEOPLE MAY SOUND THE OPPOSITE OF ENVIRONMENTALLY FRIENDLY, IT ACTUALLY OFFSETS THE NEED TO BUILD LARGER DEVELOPMENTS ON THE EDGES OF THE CITY, WHICH PRESERVES MORE FARM LAND IN THE LONG RUN. WHEN YOU ADD THAT TO THE WALKABILITY AND MIXED USE DEVELOPMENT WHERE PEOPLE CAN LIVE, EAT, SHOP AND PLAY WITHOUT HAVING TO DRIVE ANYWHERE CUTTING DOWN ON EMISSIONS. THERE ARE OTHER IMPORTANT HOUSING BENEFITS TO CONSIDER FOR SPRINGBORO. A PAPER WRITTEN ABOUT SMART GROWTH ON THE EPA WEBSITE STATES: IN THE NEXT 20 YEARS, THE NEEDS AND PREFERENCES OF AGING BABY BOOMERS, NEW HOUSEHOLDS AND ONE PERSON HOUSEHOLDS WILL DRIVE REAL ESTATE MARKET TRENDS, AND INFILL LOCATIONS ARE LIKELY TO ATTRACT MANY OF THOSE PEOPLE. IN ANOTHER PAPER SHARED ON THE EPA WEBSITE ABOUT SMART GROWTH AND RURAL COMMUNITIES, IT WAS STATED: MANY COMMUNITIES NEED NEW DEVELOPMENT, ESPECIALLY THOSE ADJACENT TO METRO AREAS. FOR THESE RURAL COMMUNITIES THEREFORE THE CHALLENGE IS TO BUILD NEW PLACES THAT HONOR AND REFLECT THE RURAL LEGACY AS WELL AS GENERATE ECONOMIC, ENVIRONMENTAL AND COMMUNITY BENEFITS FOR BOTH NEW AND CURRENT RESIDENTS. GREAT NEW PLACES ARE UNLIKELY TO BE BUILT WITH CONVENTIONAL CODES AND POLICIES. FOR THE BEST OUTCOMES FOR NEW DEVELOPMENT, A NEW REGULATORY FRAMEWORK MUST BE PUT IN PLACE. BY CHANGING THESE FRAMEWORKS, A COMMUNITY CAN BEGIN TO BUILD VIBRANT, ENDURING NEIGHBORHOODS AND DISTRICTS THAT WILL PROVIDE THE OPPORTUNITIES NECESSARY TO RETAIN CURRENT RESIDENTS, ESPECIALLY YOUNG PEOPLE, AND ATTRACT NEW RESIDENTS. AS YOU KNOW, IT HAS BEEN PROPOSED THAT THE NECESSARY REGULATORY CHANGES BE MADE SO THIS DEVELOPMENT CAN HAPPEN. MILLENNIALS AND GEN-ZS ARE CHOOSING RENTALS IN WALKABLE COMMUNITIES OVER BUYING A HOME. ASIDE FROM A FEW PROPERTIES WITH TOWN HOMES, WE DO NOT HAVE MUCH REASON FOR A YOUNG SINGLE PROFESSIONAL TO MOVE OR STAY HERE. IN ORDER TO STAY RELEVANT AND ATTRACT PEOPLE TO LIVE IN SPRINGBORO FROM WHEN THEY ARE A YOUNG PROFESSIONAL THROUGH THEIR SENIOR YEARS, WE NEED THE APARTMENTS AND TOWNHOMES OF EASTON FARM. THIS IS IN ALIGNMENT WITH WHAT WE HAVE BEEN TALKING ABOUT WITH THE MASTER PLAN FOR SPRINGBORO. ACCORDING TO THE MASTER PLAN GOALS, WHICH SHE FOUND ONLINE IN A SLIDESHOW THAT WAS PRESENTED EARLIER THIS YEAR, THE FIRST GOAL ON THE LIST IS TO PROMOTE AGE IN PLACE COMMUNITY THROUGH DEVELOPMENT STANDARDS AND COMMUNITY ASSETS. PERSONALLY, HER FATHER WHO IS AGING IN NORTHERN OHIO IS LOOKING AT MOVING HERE IN THE NEXT THREE TO FIVE YEARS. AT THIS POINT, THEY ARE LOOKING AT PLACES IN MIAMISBURG BECAUSE WE DO NOT HAVE AN INDEPENDENT LIVING FACILITY HERE IN SPRINGBORO. SHE WOULD MUCH RATHER HAVE HIM IN SPRINGBORO WITHIN A FIVE TO TEN MINUTE DRIVE VERSUS 20 TO 30 MINUTES. WHERE ARE THE AGING BABY BOOMERS GOING TO GO FOR INDEPENDENT LIVING WHEN THEY AGE OUT OF TAKING CARE OF THEIR OWN HOMES IN THE NEXT 20 YEARS? WE HAVE SEVERAL PIECES OF INFILL IN SPRINGBORO THAT ARE LIKELY TO BE DEVELOPED OVER THE NEXT 10 YEARS AND WE NEED TO DEVELOP FOR THE FUTURE. THE FUTURE IS NOT 2,500 SQ. FT. SINGLE-FAMILY HOMES; IT IS IN APARTMENTS, TOWNHOMES AND SMALL HOMES. EASTON FARM IS EXACTLY THE SMART GROWTH OPPORTUNITY SHE WOULD EXPECT OUR COMMUNITY TO SUPPORT AND INVEST IN. THANK YOU.

MAYOR AGENBROAD THANKED MS. BEIREIS FOR HER COMMENTS.

4) DAVID VOMACKA, 65 MILL RUN LANE – MR. VOMACKA COMMENTED THAT HE LIVES IN SPRINGBORO AND HAS FOR 27 YEARS NOW. HE LIVES ON MILL RUN LANE, WHICH IS A SMALL STREET IN VERY EASY WALKING DISTANCE OF THE ENTRANCE

TO THE EASTON FARM DEVELOPMENT THAT WE ARE LOOKING AT. HE STRONGLY SUPPORTS THIS PARTICULAR DEVELOPMENT; HE SUPPORTS IT FOR NO OTHER REASON THAN THIS PROPERTY IS RIPE FOR DEVELOPMENT RIGHT NOW AND IF WE DO NOT HAVE A QUALITY DEVELOPMENT LIKE THIS ONE, HE FEARS WHAT WILL COME IN LATER. IT COULD BE SOME KIND OF SCHLOCK DEVELOPMENT IF WE ARE NOT CAUTIOUS, AND HE IS CONCERNED ABOUT THAT. ANY PROPOSAL AS IT MOVES THROUGH THE DEVELOPMENT PROCESS IS UP FOR A LOT OF REFINEMENT AND THIS PROPOSAL HAS ALREADY SEEN A GREAT DEAL OF REFINEMENT. THE PLANNER TALKED ABOUT IT EARLIER, THE DEVELOPER TALKED ABOUT IT EARLIER, AND HE IS NOT GOING TO GO OVER THOSE THINGS, BUT IF FURTHER REFINEMENT IS APPROPRIATE FOR THIS, HE THINKS IT WOULD BE UNFORTUNATE IF COUNCIL SHOULD ACQUIESCE TO A SMALL GROUP AND UNDERMINE A PROPOSAL THAT COULD ENCOURAGE THE DEVELOPMENT OF THE MORE VIBRANT AND DIVERSE RESTAURANT MIX THAT SO MANY RESIDENTS HAVE WANTED FOR A LONG TIME. WE WILL NOT GET QUALITY RESTAURANTS BY DEMANDING THEM; IT DOES NOT WORK THAT WAY. WE HAVE TO PROVIDE THE ENVIRONMENT THAT ENCOURAGES THEM TO WANT TO COME. HE CAN REMEMBER WHEN WE WERE TRYING TO GET MONTGOMERY INN TO MOVE TO TOWN AND THEY DID NOT. THE REASON THEY TOLD US IS WE DID NOT HAVE SUFFICIENT DENSITY; THEY CALLED IT ROOF TOPS, BUT IT IS THE SAME THING. WITHOUT THAT BENEFIT, THAT ASPECT, WE JUST WERE NOT ATTRACTIVE TO THEM NOR WOULD WE BE TO SOMEBODY ELSE. AS PROPOSED, EASTON FARM WOULD PROVIDE A MIXTURE OF SINGLE AND MULTI-FAMILY HOUSING THAT WOULD YIELD AN OVERALL DENSITY THAT WOULD BE CONSISTENT WITH OUR LAND USE PLAN AS HAS BEEN POINTED OUT. IT WOULD BE SUFFICIENT HE BELIEVES TO ENCOURAGE THE KIND OF RESTAURANTS THAT WE ARE LOOKING FOR THAT WE ALL WANT TO GET INTO TOWN. WHETHER THE DENSITY OF THE EASTON FARM IS RAISED OR LOWERED, HE SUSPECTS THAT THE DILLINS WILL TRY TO ATTRACT THE SAME SET OF RESTAURANTS WHATEVER HAPPENS. THE PROBLEM IS THEY WILL NOT BE AS SUCCESSFUL ATTRACTING THE ONES THAT WE WANT IF THEY HAVE A LESSER DENSITY TO WORK WITH. THEY HAVE GOT TO HAVE THAT BASE TO DRAW PEOPLE IN. NOW IS THE TIME FOR US TO STEP UP AND SAY IF WE TRULY WANT THE IMPROVED DINING OPTIONS THAT WE SAY WE WANT AND THIS MAY BE OUR LAST CHANCE TO DO IT. WE ARE RUNNING OUT OF LAND TO PUSH IN THIS KIND OF A DIRECTION. IN ADDITION, THERE WILL BE SOME MULTI-FAMILY HOUSING AS PART OF THIS PROJECT, NO QUESTION ABOUT THAT –A BIG HUNK OF IT ON THE SOUTHEAST CORNER OF THE PROPERTY ALONG SR741. HE THINKS THAT PROPERTY IS CLOSER TO HIS HOUSE THAN ANY OTHER HOUSE IN THE NEIGHBORHOOD EXCEPTING THOSE FEW THAT ARE ON TANGLEWOOD. IT IS IN THAT KIND OF LOCATION, AND HE IS ALL IN FAVOR OF IT. SPRINGBORO NEEDS MORE QUALITY RENTAL UNITS TO ATTRACT AND HOLD THE YOUNG ENTREPRENEURS WHO ARE THE LIFE BLOOD OF ANY COMMUNITY, TO ATTRACT AND HOLD RECENT GRADUATES WHO WANT TO STAY HERE, BUT WOULD HAVE TO MOVE AWAY OTHERWISE. MASON AND CENTERVILLE BOTH HAVE VERY COMPARABLE APARTMENT UNITS AND THEIR APARTMENTS ENHANCE THE COMMUNITY; THEY ARE NOT CONSIDERED TO BE A DETRIMENT TO THOSE COMMUNITIES. THE FALLS IS THE MOST UPSCALE MULTI-FAMILY HOUSING THAT WE HAVE IN SPRINGBORO, AT THE PRESENT TIME, AND HIS DATA IS A LITTLE BIT AT ODDS WITH WHAT THE DEVELOPER SAID SO WHEN HE CONTRADICTS HIM, BELIEVE HIM, HE GOT THIS FROM A REALLY RELIABLE SOURCE, THE NEWSPAPER. THE FALLS IS REALLY OUR ONLY UPSCALE, MULTI-FAMILY HOUSING IN THIS COMMUNITY AND THEY ARE RUNNING RIGHT NOW AT A VACANCY RATE OF ABOUT 5%, WHICH IS EFFECTIVELY COMPLETELY FILLED. WHEN HE SUBMITTED HIS LETTER TO COUNCIL, THE RENTS WERE \$2,000; NOW, THEIR RENTS RUN AS HIGH AS \$2,200. IN THE LAST TWO WEEKS, THEY RAISED RENTS \$200 FOR SOME OF THEIR TOP END UNITS. HE SUSPECTS THAT MANY OF THE UNITS AT THE EASTON FARM

WILL BE MORE EXPENSIVE. THIS IS NOT A GHETTO AREA THAT THEY ARE TALKING ABOUT DEVELOPING IT IS HIGH QUALITY HOUSING. THE FALLS RESIDENTS TEND TO BE YOUNGER PEOPLE WITH GOOD JOBS, WHO ARE NOT YET READY TO BUY A HOUSE AND OLDER PEOPLE, WHO ARE TIRED OF THE HASSLES OF HOME OWNERSHIP AND READY TO RELAX A LITTLE BIT. WE NEED TO ATTRACT AND HOLD BOTH OF THESE GROUPS OF PEOPLE TO HAVE A COMPLETE, DIVERSE AND RESILIENT COMMUNITY. HE STRONGLY ENCOURAGES COUNCIL TO SUPPORT THE PROPOSED DEVELOPMENT WITH NO LESS THAN THE CURRENT PROPOSED DENSITY. THE EASTON FARM IS A DEVELOPMENT THAT WILL ENHANCE SPRINGBORO'S REPUTATION AND IT SHOULD RECEIVE THE SAME ENTHUSIASTIC RESPONSE FROM COUNCIL THAT IT RECEIVED FROM YOUR PLANNING COMMISSION. THANK YOU VERY MUCH.

MAYOR AGENBROAD THANKED MR. VOMACKA FOR HIS COMMENTS.

5) RON SWEENEY, 8002 COUNTRY BROOK COURT – MR. SWEENEY COMMENTED THAT HE IS THE TENANT WITH AN OPTION TO BUY AT 535 N. MAIN STREET JUST SOUTH OF THE RETENTION POND OF THE SUBJECT PROPERTY. HE IS ALSO THE OWNER OF COLDWELL BANKER HERITAGE AND HE HAS BEEN HERE IN THE COMMUNITY FOR ALL 50 YEARS OF HIS LIFE. HE HAS BEEN IN SPRINGBORO SINCE 2005. HE WANTED TO GIVE A LITTLE BIT OF PERSPECTIVE FROM A REAL ESTATE SIDE OF WHERE THINGS ARE HEADED. CURRENTLY TODAY, WE HAVE LESS THAN ONE MONTHS SUPPLY OF INVENTORY ON HAND AND THAT IS DRIVING PRICES UNSUSTAINABLY TOO HIGH. THROUGH THE FIRST EIGHT AND A HALF MONTHS OF THE YEAR, THE AVERAGE SALE PRICE IN SPRINGBORO AND CLEARCREEK TOWNSHIP WAS \$396,000. THIS TIME LAST YEAR THAT WAS \$334,000; THAT IS OVER A \$60,000 INCREASE, THAT IS A 19% INCREASE YEAR TO YEAR AND THAT IS UNSUSTAINABLE. YOU NEED HIGH QUALITY, GOOD HOUSING TO HELP WITH THAT DEMAND. THAT IS A NATIONWIDE TREND; THE U.S. IN GENERAL HAS BEEN UNDER BUILT FOR THE LAST DECADE SINCE THE 08' CRISIS AND IT HAS NOT KEPT UP WITH DEMAND. THE PRICES BACK IN 2013, THE AVERAGE SALE PRICE IN CLEARCREEK AND SPRINGBORO AREAS WAS \$237,000. OVER AN EIGHT-YEAR TIME FRAME, THAT IS A 67% INCREASE, WHICH IS ABOUT AN 8.5% APPROACHING 9% AND ONE THAT IS UNSUSTAINABLE. THAT IS THREE TIMES THE GDP, WHICH IS VERY HIGH. WHAT HE LIKES ABOUT THIS DEVELOPMENT IS IT IS VERY WELL THOUGHT OUT, IT IS PLANNED, AND IT HAS GREAT MIXED USE. THEY ARE A TENANT RIGHT NEXT TO IT, MEANING THE SUBJECT PROPERTY. HE IS VERY HAPPY TO SEE SOMETHING LIKE THIS PULLED TOGETHER. THERE ARE OTHER HOUSING DEVELOPMENTS, JUST NORTH OF THIS PROPERTY THAT PROBABLY ARE NOT AS WELL THOUGHT OUT AND THEREFORE HAVE NOT GROWN. HE IS IN FULL SUPPORT OF THIS FROM A REAL ESTATE PERSPECTIVE. HE THINKS IT WILL HELP WITH SOME OF THE PROBLEMS WE COULD INCUR IN THE NEXT DECADE IF WE DO NOT DO PLANNED COMMUNITIES LIKE THIS.

MAYOR AGENBROAD THANKED MR. SWEENEY FOR HIS COMMENTS.

6) STERLING GARDNER, WRIGHT HOUSE BED & BREAKFAST, 80 STATE STREET – MR. STERLING COMMENTED THAT HE OWNS THE WRIGHT HOUSE BED & BREAKFAST. HE HAS BEEN IN THIS AREA SINCE 1980 AND HE HAS LIVED IN THE WRIGHT HOUSE SINCE 1993. HE WANTS TO GO ON THE RECORD AS BEING IN FAVOR OF THIS DEVELOPMENT MOVING FORWARD. HE THINKS SO MANY TIMES THE TAXPAYER FORGETS THAT SOMEHOW DEVELOPMENT HAPPENS ALL AROUND US THAT WE DO NOT HAVE TO PAY FOR THAT DEVELOPMENT IN THE SENSE THAT WE ARE NOT GIVING THEM A TAX ABATEMENT; WE WILL RECEIVE TAXES ON THAT PROPERTY. AT THE SAME TIME, THEY ARE THE ONES THAT ARE TAKING ALL OF

THE RISK AND WHEN YOU ARE TALKING ABOUT A MONUMENTAL PROJECT LIKE THIS THAT IS MILLIONS AND MILLIONS AND MILLIONS OF DOLLARS AND HE JUST WANTED TO MAKE SURE THAT WE ALL UNDERSTAND THAT THIS IS A BIG COMMITMENT BY THESE DEVELOPERS. ALSO, THE OWNERS HAVE FARMED THIS LAND ALL THESE MANY YEARS AND HELD ON AS LONG AS HE TRULY BELIEVES THEY CAN BECAUSE OF THE FACT OF AGE IT IS TIME TO MOVE ON TO SOMETHING ELSE AND THEY CAN ENJOY THEIR PROPERTY AND STILL BE MINI FARMERS IN A SENSE AS THEY HAVE THEIR PRODUCE FARM. THAT WAS THE MAIN THING THAT HE WANTED TO SAY BECAUSE HE WANTS US TO REALIZE THAT THE AMOUNT OF MONEY THAT THIS PROJECT IS GOING TO GENERATE IS GOING TO BE LIKE NOTHING THAT YOU HAVE SEEN AS COUNCIL MEMBERS. YOU ARE GOING TO BE NOW IN CHARGE OF A LARGER BANK ROLL BECAUSE OBVIOUSLY WE ARE TALKING ABOUT, AS STATED EARLIER, A HIGH-END DEVELOPMENT THAT MAKES SOME PEOPLE NERVOUS, THAT MAKES PEOPLE FEEL LIKE THEY ARE BEING LEFT OUT. THE REALITY IS WE ALL HAVE THE SAME OPPORTUNITIES IN LIFE. IF YOU WANT TO WORK HARD FOR WHAT YOU GET IN LIFE THEN YOU ARE REWARDED. IF YOU SIT BACK AND DO NOTHING THEN MAYBE YOU WILL BE IN GOVERNMENT HOUSING IN ANOTHER PLACE. WITH THAT BEING SAID, THANK YOU AND HE HOPES COUNCIL WILL CONSIDER THIS IN THAT COUNCIL WILL SUPPORT THIS AS WE MOVE FORWARD SO THAT THIS DEVELOPMENT CAN TAKE PLACE. THANK YOU.

MAYOR AGENBROAD THANKED MR. GARDNER FOR HIS COMMENTS.

7) ROBIN HALL, 605 S. MAIN STREET – MS. HALL COMMENTED THAT SHE IS THE EASTON FAMILY SPOKESPERSON. SHE FURTHER COMMENTED THAT SHE WOULD LIKE TO ESTABLISH A TIMELINE FOR CONTEXT. MARCH 9, LARRY DILLIN UNVEILED THE PRELIMINARY EASTON FARM PLAN TO PLANNING COMMISSION. MARCH 18, KEVIN SMITH POSTED ON VOICES OF SPRINGBORO INFORMATION FOR PETITION OPPOSING THE URBAN DEVELOPMENT. MATERIALS AND LINKS TO THE PETITION WERE HUNG IN THE TREES AT NORTH PARK. QR CODES WERE BEING PASSED OUT IN EVERY NEIGHBORHOOD WITH FIVE CANVASSING THE AREA. THIS ALL SEEMED EXTREMELY ORGANIZED AND PREPARED. APRIL 3, HER FRIEND RECEIVED A PRIVATE MESSAGE FROM MIKE HEMMERT, “WE ARE PUTTING TOGETHER A PRIVATE CAMPAIGN. WE USED ALL OF THESE STRATEGIES TO DEFEAT OBERER TWO AND A HALF YEARS AGO. IF THIS GROUP FEELS WE CAN CONVINCE CITY LEADERS THIS IS NOT A GOOD FIT, THESE DEVELOPERS WILL WALK AWAY. DAVID BECKMAN AND KEVIN SMITH ARE EXTREMELY MOTIVATED TO GET THIS PLAN REVISED.” NEVER MIND THE INACCURACIES IN THAT STATEMENT, THE EASTON FARM PLAN WAS GOING TO BE FOUGHT NO MATTER WHAT WAS PRESENTED OR WHAT REVISIONS WERE MADE. JUNE 9, LARRY DILLIN PRESENTED HIS FINAL PLAN BEFORE PLANNING COMMISSION. SHE THINKS JAY PHILLIPS SAID IT BEST IN HIS POST REFERRING TO A REDUCTION MADE BY DILLIN TO THE MULTI-FAMILY UNITS, “IT DOES NOT, BUT IT WOULD NOT MATTER EVEN IF THEY DID REDUCE IT FURTHER.” THE SEEDS OF INNUENDO HAVE BEEN PLANTED. THE EASTON FARM WOULD BE RIDDLED WITH CRIME, DRUGS, DRUNK DRIVERS FROM NORTH PARK, DARK ALLEYS, ERRATIC BIKERS, DOMESTIC VIOLENCE AND LOW INCOME HOUSING PROJECTS. CITY OFFICIALS WERE TAKING BRIBES, PAYING RESIDENTS WATER BILLS TO SWAY THEIR OPINIONS, UNDER THE TABLE DEALS WERE BEING MADE, AND WE WERE WOOING RESIDENTS WITH FIREWORKS. THIS PROJECT WAS REFERRED TO AS A TRAILER PARK, A HORROR SHOW AND A ZOO. THE SCARIEST OF ALL, PEOPLE COMING TO SPRINGBORO THAT ARE NOT FROM SPRINGBORO. DENSITY WAS THE STICKEST THING. WHY? DENSITY IS HARD TO CALCULATE; S.R.U. COULD USE MYTHICAL MATH FOR THEIR DENSITY CALCULATIONS WITH NO RAMIFICATIONS. DILLIN CORP MUST ADHERE TO ZONING LAWS; CALCULATIONS MUST BE EXACT AND NOT INTERPRETED. HAVE YOU HEARD ARGUMENTS ABOUT DENSITY BEING

USED IN OTHER SPRINGBORO DEVELOPMENTS? WHEN LORI KLENS WROTE, “I WOULD TAKE THE SIX PER ACRE OVER THE 20 PLUS PER ACRE. I JUST DON’T UNDERSTAND. HOW CAN THEY GO FROM TWO PER ACRE TO SIX PER ACRE AND WE CITIZENS DON’T GET TO VOTE ON THAT. HONESTLY, I’M QUESTIONING THE INTEGRITY OF THE PLANNING COMMISSION. ARE THEY GETTING KICK BACKS?” THERE WAS NO CORRECTION TO LORI’S COMMENT. THE DENSITY CALCULATIONS FOR EASTON HAVE ALWAYS BEEN SIX TO EIGHT UNITS PER ACRES EXACTLY WHAT THE 2009 MASTER PLAN CALLED FOR. MARIA SOLE DERSHEM REGULARLY POSTING PREPARED MAPS AND ENGINEERED DRAWINGS OPPOSING THE DENSITY NEGLECTING HIGH DENSITY DEVELOPMENTS CLOSE TO THE EASTON FARM IN HER COMPARISONS. JULY 21, DOUG WIEDEMAN, “THE EASTON FARM PROPOSAL, ALL THIS ON 50 ACRES OR SO, TAKE OUT TEN ACRES FOR ROADS, ALLEYS, YOU HAVE ALL THIS ON 40 ACRES, SEEMS TO DENSE.” JULY 30, A PRIVATE PLANE FLYING A BANNER AROUND SPRINGBORO SAYING, ‘EASTON FARM, 630 HOMES, 56 ACRES, TOO DENSE.’ THE NEIGHBORHOODS WITH HIGHER OR EVEN DOUBLE THE DENSITY NEAR EASTON FARM, THE SPRINGS AT SETTLERS WALK, 5.14, PARK ROW, 6.18, THE FALLS, 11.36, EASTON FARM, 5.86. THIS HAS TRULY BECOME A DEFAMATION CAMPAIGN AGAINST DILLIN CORP, LARRY AND CHERYL DILLIN AND THE HALLS PERSONALLY. ROD KNIGHT COMPARED CHERYL DILLIN TO HITLER AND STALIN’S WAY OF HANDLING DISSENTING OPINIONS. GARNERING SUPPORT FOR YOUR CAUSE WITH ANY MEANS NECESSARY IS UNETHICAL, MALICIOUS AND INTENTIONAL. ENCOURAGEMENT FROM THE DILLINS FOR DISCUSSION, INVITATIONS TO MEET FACE TO FACE, TO WORK WITH THE COMMUNITY WENT ABOVE AND BEYOND. THE NEIGHBORLY PATH TAKEN SHOULD HAVE BEEN ENCOURAGEMENT TO ATTEND MEETINGS AND GATHER INFORMATION TO FORM YOUR OWN OPINIONS FROM THE CITY. THIS IS JUST A SNIPPET OF THE 2,400 SCREEN SHOTS, DISTASTEFUL COMMENTS AND FLAT OUT LIES ABOUT THE PLAN THAT HAVE BEEN SENT TO ME FROM LOCAL SUPPORTERS OF THE EASTON FARM. LARRY DILLIN’S MORAL COMPASS IS ETHICAL AND STEADFAST. FOLLOWING ZONING LAWS IS THE ONLY WAY HE KNOWS TO DO BUSINESS. HIS STELLAR 40-YEAR REPUTATION AS A DEVELOPER SPEAKS FOR ITSELF. THE MULTI-GENERATIONAL HOUSING IS A VITAL PART OF THIS DEVELOPMENT. AS SHE SAID BEFORE PLANNING COMMISSION, IT IS A HOME FOR ALL STAGES OF LIFE, 25-95, OFFERING RELEVANT HOUSING TRENDS AND AMENITIES THAT ATTRACT YOUNG PROFESSIONALS AND OLDER GENERATIONS THAT WANT TO STAY IN SPRINGBORO CLOSER TO THEIR CHILDREN AND GRANDCHILDREN. THE EASTON FARM PLAN HAS UPHELD THE REQUIREMENTS FOR THE 2009 LAND USE PLAN. IT RECEIVED A UNANIMOUS VOTE. ALLOWING THE FEW LOUD VOICES TO CLOUD YOUR JUDGEMENT ON THIS PROJECT IS A MISTAKE. THIS IS A \$265 MILLION INVESTMENT IN SPRINGBORO AND A PHENOMENAL OPPORTUNITY. YOU AND YOUR PREDECESSORS HAVE MADE SPRINGBORO A TOP TEN PLACE TO LIVE IN OHIO. EASTON FARM WILL HELP US STAY RELEVANT AND KEEP OUR DISTINGUISHED TOP SPOTS. WE RESIDE IN OUR HOMES, BUT WE LIVE IN OUR COMMUNITIES. LET US GIVE OUR COMMUNITY THE AMENITIES TO STAY RELEVANT.

MAYOR AGENBROAD THANKED MS. HALL FOR HER COMMENTS.

AT THIS TIME, MAYOR AGENBROAD CLOSED THE PROPONENTS PORTION OF THE HEARING WITH 10 SECONDS LEFT IN THE 30-MINUTE TIME LIMIT. MAYOR AGENBROAD STATED THAT AT THE END OF THE OPPONENTS PORTION OF THE HEARING EACH SIDE WILL BE GIVEN FIVE ADDITIONAL MINUTES TO MAKE COMMENTS.

OPPONENTS:

1) DAVID BECKMAN, 168 DEER TRAIL DRIVE – MR. BECKMAN COMMENTED THAT AS A COUNCIL YOU HAVE THE RESPONSIBILITY TO MAKE DEVELOPMENT CHOICES THAT MAINTAIN A CHARACTER OF THE CITY AND PROVIDE FOR THE WELFARE OF EXISTING RESIDENTS. FIRST, LET US LOOK AT THE PROPOSED REZONING. IS PUD-MIXED USE THE RIGHT CHOICE? THE PURPOSE OF ZONING IN THE CITY CODE IS TO REGULATE AND RESTRICT LOCATION OF RESIDENCES, RECREATION, OTHER LAND USES, LOCATIONS OF BUILDINGS, LIMIT THE HEIGHT, BULK, NUMBER OF STORIES AND SIZE OF BUILDINGS AND TO LIMIT THE AMOUNT OF LOT AREA, WHICH MAY BE OCCUPIED. THE SIZE OF YARDS AND MOST IMPORTANTLY THE DENSITY OF THE POPULATION IN SPRINGBORO, OHIO. RESIDENTS DEPEND ON ZONING TO INDICATE CURRENT AND FUTURE LAND USES IN ORDER TO MAKE MAJOR FINANCIAL DECISIONS, PRESERVE THEIR QUALITY OF LIFE AND PROTECT THEIR INVESTMENT IN THE CITY. THE CURRENT R-1 ZONING IS DEFINED IN THE CITY CODE AS LOW DENSITY RESIDENTIAL NEIGHBORHOOD, SINGLE FAMILY DWELLINGS SO THAT IT MAY, AND HE QUOTES, STABILIZE, PROTECT AND ENCOURAGE THE RESIDENTIAL CHARACTER OF THE DISTRICT AND PROHIBIT ACTIVITIES NOT COMPATIBLE WITH LOW DENSITY RESIDENTIAL NEIGHBORHOODS. THE RESIDENTS LIVING IN THE VICINITY OF EASTON FARM MOVED HERE WITH THIS ZONING IN PLACE AND THE EXPECTATION FOR IT TO BE HONORED IN A FUTURE DEVELOPMENT TO PROTECT THE AREA'S RESIDENTIAL CHARACTER AND THEIR INVESTMENT IN THE CITY. REZONING TO PUD-MIXED USE WOULD BREAK THIS TRUST, ABANDON THE SPIRIT OF THE R-1 AND SET A CONCERNING PRECEDENT FOR ALL RESIDENTS IN THE CITY THAT LOOK TO ZONING TO GUIDE THEIR INVESTMENTS. REZONING THE ENTIRE PARCEL PUD-MIXED USE WOULD BE OUT OF PLACE WITH THE SURROUNDING ZONING. ON THE WEST SIDE OF SR741, THERE IS A NATURAL DIVISION BETWEEN BUSINESSES AND RESIDENTIAL USE STARTING IN THE NORTH WITH THE PARK ROW TOWNHOMES AND CONTINUING SOUTH TO MR. BORO'S AND BEYOND. THE EASTON FARM PARCEL BORDERS LOW DENSITY RESIDENTIAL, BUILT AT R-2 DENSITIES OR LOWER, AND PARK LAND ON THREE OUT OF FOUR SIDES OR GREATER THAN 66% OF THE PARCEL BY AREA AND AS SUCH, REZONING TO PUD-MIXED USE APPEARS TO BE SPOT ZONING SUPPORTING UNFAIR WEALTH TRANSFER. BUT, THERE ARE OTHER OPTIONS, THE PARCEL COULD BE SPLIT ZONED WITH THE WESTERN MOST AREA ZONED R-1 AND THE EASTERN MOST AREA ZONED PUD-MIXED USE OR IF REZONED AND CONSIDERED WITH THE GENERAL PLAN, THE EXISTING DIVISION OF LOW DENSITY RESIDENTIAL AND MORE INTENSE USES COULD BE ENFORCED IN THE GENERAL PLAN. THERE IS A CHOICE HERE TO DO THE RIGHT THING AND ENSURE CONFORMANCE IN HOUSING AND BUSINESS DEVELOPMENT THROUGHOUT THE CITY AND PRESERVE THE CHARACTER OF R-1 ZONING FOR EXISTING ADJACENT RESIDENTS. NOW LET US TAKE A LOOK AT THE DENSITY. THE CURRENT R-1 ZONING ALLOWS TWO-HOMES PER ACRE ON HALF-ACRE LOTS OR LESS THAN ABOUT 170 HOMES, EVEN LESS WITH INFRASTRUCTURE SUCH AS ROADS ON THE SAME AMOUNT OF RESIDENTIAL LAND AS IS IN THE PROPOSAL. THE DEVELOPER WANTS TO BUILD 630 UNITS. THIS IS OVER A 400% INCREASE IN DENSITY. THE PLANNING COMMISSION CALCULATED THE GROSS DENSITY AS 5.83 UNITS PER ACRE; HOWEVER, THIS CALCULATION DOES NOT INCLUDE THE 113 INDEPENDENT LIVING UNITS EVEN THOUGH THEY QUALIFY AS DWELLING UNITS PER THE DEFINITION IN SECTION 1290.02 OF THE CITY CODE. THIS CALCULATION ALSO INCLUDES THE REMAINING FARMSTEAD, EVEN THOUGH THE LAND IS RESERVED FOR THE EXISTING OWNERS AND IS NOT BEING BUILT ON AND ITS INCLUSION ARTIFICIALLY REDUCES THE GROSS DENSITY CALCULATION. TO GET A TRUE LOOK AT DENSITY, WE NEED TO LOOK AT THE NET DENSITY, WHICH IS THE NUMBER OF UNITS ON THE LAND THEY OCCUPY, WHICH ENABLES A FAIR COMPARISON TO THE SURROUNDING NEIGHBORHOODS. WHILE THE CITY CODE SPECIFIES GROSS DENSITY, THE LAND USE PLAN'S TARGET OF SIX TO EIGHT UNITS PER ACRE DOES NOT. MANY PROMINENT CITIES AND COUNTIES IN OHIO AND ACROSS THE NATION,

IN THEIR CODE AND IN THEIR LAND USE PLAN, USE NET DENSITY. THE NET DENSITY FOR THE 630 PROPOSED NEW UNITS IS 11 UNITS PER ACRE. THAT IS OVER A FIVE-FOLD INCREASE IN DENSITY COMPARED TO R-1 ZONING. IF WE COMPARE IT TO THE SURROUNDING NEIGHBORHOODS, WE WILL FIND THAT THE SPICE RACK AND TAMARACK ARE LESS THAN THREE UNITS PER ACRE WHILE HUNTER SPRINGS AND ROYAL SPRINGS ARE LESS THAN TWO UNITS PER ACRE. NET DENSITY TELLS YOU THE REAL STORY OF JUST HOW PACKED THIS HOUSING DEVELOPMENT IS. PUTTING THIS MUCH DENSITY NEXT TO NEIGHBORHOODS WITH A QUARTER OF THE DENSITY IS RIDICULOUS. THE 31-FT. LOTS IN THIS DEVELOPMENT ARE UNBELIEVABLY SMALL; THEY ARE 18 FT. SMALLER THAN THE SMALLEST LOTS IN DOWNTOWN SPRINGBORO. THIRTY-ONE FOOT LOTS ARE NARROWER THAN A NICE DOUBLEWIDE TRAILER. EVEN THE TRAILER PARK ON CLEARCREEK-FRANKLIN ROAD AND WOOD ROAD HAVE 45-FT. LOTS FOR THEIR TRAILERS. THESE 31-FT. LOTS LEAVE JUST SIX FEET BETWEEN HOUSES. NARROW ENOUGH THAT NEIGHBORS COULD CONCEIVABLY REACH OUT OF ADJACENT WINDOWS AND TOUCH HANDS, JUST IMAGINE THAT. DOES THAT SOUND LIKE SPRINGBORO OR DOES IT SOUND LIKE A DEVELOPER'S DIFFERENT VISION OF THE CITY. AGAIN, WE HAVE CHOICE. THE TRAFFIC STUDY CONDUCTED FOR THIS PROPOSAL ONLY COVERED A 1-MILE STRETCH OF THE ROAD AND DID NOT INCLUDE AUSTIN LANDING, SR73, DOWNTOWN OR CONSIDER THE VOLUME OF VEHICLES THAT WILL CUT THROUGH THE SPICE RACK NEIGHBORHOOD. HE THINKS THE STUDY IS MISLEADING AND NEEDS TO BE REDONE, BUT FRANKLY, IF A SENSIBLE DENSITY CHOICE WERE MADE, TRAFFIC WOULD NOT EVEN BE A MAJOR ISSUE. HE WILL CLOSE WITH THIS, THE 1998 LAND USE PLAN STATED, 'IT TAKES GREAT COURAGE AND CONSISTENT VIGILANCE TO SUSTAIN THE CHOICE TO REMAIN A CERTAIN TYPE OF COMMUNITY WHEN FACED WITH ALTERNATIVES THAT WOULD BE DIFFICULT TO REFUSE,' AND HE THINKS BASED ON THE TAX COMMENTS EARLIER THAT IS WHAT THEY ARE TALKING ABOUT, THE DIFFICULT TO REFUSE. CITY COUNCIL, YOU NEED TO SUSTAIN THIS CHOICE AS THE CHOICE OF SPRINGBORO, AS THE CHOICE OF OUR CITY THAT HAS A SMALL TOWN FEEL. LET US DEVELOP, BUT LET'S DEVELOP RESPONSIBLY. WE CAN HAVE NEW HOUSING, BUT DOES IT NEED TO BE HUNDREDS PERCENT MORE DENSE THAN ANYTHING NEXT DOOR? IT SHOULD HONOR EXISTING ZONING AND IT SHOULD NOT HAVE THE SMALLEST LOTS IN THE CITY. WHILE MANY SUPPORTERS OF THE PLAN ARE LOOKING FORWARD TO VISITING A NEW PLACE TO WALK, SHOP, DINE AND MAYBE LIVE, THOUSANDS OF RESIDENTS OPPOSED ARE CONCERNED ABOUT LIVING WITH THE IMPACT TO OUR HOME, THE LOSS OF SPRINGBORO'S CHARACTER, LOW CONGESTION, SUBURBAN NEIGHBORHOODS AND SMALL TOWN FEEL. THANK YOU.

MAYOR AGENBROAD THANKED MR. BECKMAN FOR HIS COMMENTS.

2) DONALD CUMMINGS, 173 DEER TRAIL DRIVE – MR. CUMMINGS COMMENTED THAT EVEN THOUGH THEY HAVE BEEN SPEAKING AGAINST THIS DEVELOPMENT FOR SEVERAL MONTHS, HE HAS NOT RUN OUT OF THINGS TO SAY IN ITS OPPOSITION. HE WILL HOWEVER CONCEDE TO SOME OF HIS PERSONAL OPINIONS AND INSTEAD TAKE SOME TIME TO READ SOME QUOTES AND NOTES FROM OUR MAYOR AND THE CITY NOTES PUBLICATIONS. A FEW VERY IMPORTANT QUOTES FROM OUR MAYOR TO REMEMBER ARE AS FOLLOWS: "IT IS AN IMMENSE HONOR TO SERVE THIS GREAT COMMUNITY," FEBRUARY-MARCH PUBLICATION, PAGE 6, "IT IS INDEED AN HONOR TO SERVE AS YOUR MAYOR," APRIL-MAY PUBLICATION, PAGE 3, I AM SO PROUD OF THE MANY WAYS OUR RESIDENTS COME TOGETHER AS A COMMUNITY; IT IS INDEED AN HONOR TO SERVE YOU AS YOUR MAYOR," JUNE-JULY PUBLICATION, PAGE 3. THESE ARE IMPORTANT TO REMEMBER BECAUSE THEY ARE GREAT REMINDERS THAT ELECTED AND APPOINTED OFFICIALS IN THIS CITY ARE MEANT TO SERVE AND REPRESENT THE COMMUNITY, NOT A SINGULAR FAMILY AND

NOT A DEVELOPMENT COMPANY. SPEAKING OF COMMUNITY, HE WANTS TO THANK THE 1,200 PLUS INDIVIDUALS THAT HAVE SIGNED THE PETITION IN OPPOSITION TO THIS DEVELOPMENT AS IT STANDS. TO PUT THIS NUMBER IN PERSPECTIVE, THERE ARE OVER 300 MORE SIGNATURES ON THIS PETITION THAN THERE WERE TOTAL VOTERS FOR OUR MAYORAL ELECTION. NOW TO GET BACK TO SOME OF THE CITY NOTES. PUBLICATIONS ARE RATING A COUPLE THINGS THAT OUR MAYOR FEELS ARE IMPORTANT, AND WE DO AS WELL, TO EMPHASIZE, AND HE HAPPENS TO THINK THEY REALLY DRIVE HOME THE VERY THOUGHTS OF OUR COMMUNITY AND ARE EXCELLENT POINTS AS TO WHY THIS HIGH DENSITY DEVELOPMENT DOES NOT FIT OUR COMMUNITY CHARACTER, VALUES OR NEEDS. PAGE 2, FEBRUARY-MARCH CITY PUBLICATION, OUR MAYOR SAYS, "ONE THING I CAN NEVER SAY ENOUGH IS THAT SPRINGBORO IS ONE OF THE BEST CITIES IN OHIO TO LIVE, WORK, PLAY AND RAISE A FAMILY. SPRINGBORO WAS IDENTIFIED AS ONE OF THE MOST FAMILY FRIENDLY PLACES TO LIVE IN OHIO. IN FACT, SPRINGBORO WAS NAMED 2020'S 5TH BEST PLACE TO RAISE A FAMILY IN OHIO...USING KEY INDICATORS OF IDEAL FAMILY CONDITIONS LIKE FAMILY LIFE AND FUN, EDUCATION, HEALTH AND SAFETY, AFFORDABILITY AND SOCIO-ECONOMICS." THE MAYOR GOES ON TO SAY THAT THE CITY HAS CONDUCTED A CITIZENS SATISFACTION SURVEY EVERY THREE YEARS. LAST YEAR'S SURVEY INVITED HOUSEHOLDS TO RATE THEIR LEVEL OF SATISFACTION AS A RESIDENT OF SPRINGBORO WITH QUALITY OF LIFE. THE CITY'S OVERALL SATISFACTION RATING FOR 2020 INDICATED THAT 97% OF THE RESIDENTS WERE SATISFIED AND THE GREATER PERCENTAGE WERE VERY SATISFIED LIVING IN SPRINGBORO. THE CONTRIBUTING CHARACTERISTICS THAT LED TO THIS 97% SATISFACTION LEVEL, SMALL-TOWN FEEL, COMMUNITY SPIRIT, APPEALING NEIGHBORHOODS AND SAFETY; SO, WHERE DOES THIS DEVELOPMENT FALL IN LINE WITH WHAT MAKES US SPRINGBORO RESIDENTS SO HAPPY TO BE A PART OF THIS COMMUNITY. THE ANNUAL REPORT THAT WAS JUST SENT OUT HIGHLIGHTS MANY OF THE THINGS WE TALKED ABOUT. THEY GO ON TO SAY THAT ACCORDING TO THE FACILITATORS AT MIAMI UNIVERSITY THE RESIDENTS OF SPRINGBORO HAD THE HIGHEST RATING OF SATISFACTION OUT OF ANY COMMUNITY SURVEYED. NINETY-FOUR PERCENT OF SPRINGBORO RESIDENTS SAY SPRINGBORO IS EITHER AN EXCELLENT OR GOOD PLACE TO RAISE A FAMILY, NOT SAY THAT YOU AND YOUR CHILD CANNOT LIVE IN AN APARTMENT APPARENTLY. EIGHTY-NINE PERCENT OF THE RESPONDENTS SAID THEY STRONGLY AGREE OR AGREE THAT THEY ARE SATISFIED WITH THE CURRENT LEVEL OF PARKS. EIGHTY-SIX PERCENT SAY THEY STRONGLY AGREE WITH THE CURRENT LEVEL OF POLICE PROTECTION. WHEN ASKED TO INDICATE WHAT THEY LIKED ABOUT LIVING IN SPRINGBORO, RESIDENTS RESPONDED WITH QUALITY OF LIFE ISSUE SUCH AS, SMALL-TOWN FEEL, COMMUNITY SPIRIT, THEY LIKE THEIR NEIGHBORHOODS AND THEY FELL SAFE. SPEAKING OF SURVEYS, THERE ARE MULTIPLE MENTIONS OF SURVEYS IN THESE PUBLICATIONS THAT WENT OUT TO THE RESIDENTS TO BE USED TO HELP GUIDE THE CITY'S MASTER PLAN IN REGARDS TO LAND USE AND DEVELOPMENT, ZONING, TRANSPORTATION, UTILITIES AND OTHER INFRASTRUCTURE. THOSE RESULTS OF THE STUDIES WERE AS FOLLOWS: OVER THE LAST FIVE SURVEYS WITH OVER 3,000 RESPONSES, SURVEYS HAVE CONSISTENTLY SHOWN 90% OF SURVEYED SPRINGBORO RESIDENTS DO NOT WANT HIGH GROWTH DEVELOPMENT AND INSTEAD PREFER MODERATE, LOW OR NO GROWTH. AN ADDITIONAL SURVEY IN 2020 REVEALED THAT WHEN PRESENTED THE OPTION, 92% OF SURVEYED RESIDENTS CHOSE HOUSING OTHER THAN APARTMENTS AS THE TYPE OF HOUSING THEY WANTED TO SEE IN SPRINGBORO. THIS DEVELOPMENT IS NOT REFLECTIVE OF WHAT 9 OUT OF 10 SURVEYED SPRINGBORO RESIDENTS HAVE TOLD PLANNERS THEY WANT GROWTH TO LOOK LIKE. HE ALSO WANTS TO READ FROM OUR ANNUAL REPORT THE AWARDS AND RECOGNITIONS OF SPRINGBORO AND ASK WHERE A DEVELOPMENT OF THIS SIZE, OF 500 PLUS HOMES ON 100 ACRES, WOULD ADD BENEFIT TO THE CURRENT

AWARDS. WE ARE TREE CITY USA FOR THE 24TH CONSECUTIVE YEAR, FIFTH BEST PLACE IN OHIO TO RAISE A FAMILY, 7TH SAFEST CITY IN OHIO BY THE NATIONAL COUNCIL FOR HOME SAFETY AND SECURITY AND 22ND BEST CITY IN OHIO FOR FIT LIFESTYLE. OUT OF ALL OF THESE PUBLICATIONS, ONLY ONCE WAS THERE A MENTION OF THIS DEVELOPMENT, AND AT THAT TIME, IN THE APRIL-MAY PUBLICATION, THE CITY FELL EXTREMELY SHORT ON INFORMING US RESIDENTS OF THE PROPOSED FOUR-STORY APARTMENT BUILDINGS WITH OVER 300 APARTMENTS, 250 SINGLE-FAMILY HOMES AND INDEPENDENT LIVING FACILITY WITH 110 UNITS. BY THE WAY, AT THE TIME THE ARTICLE CAME OUT, THEY HAD NOT YET MET THE MINIMUM OF THE 25% OPEN GREEN SPACE REQUIREMENT EITHER, BUT NOW WE SEE BOASTING THAT THEY HAVE INCREASED THAT BY 46% OF THEIR ORIGINAL PROPOSAL JUST TO MEET THE REQUIREMENT. HE WILL LEAVE COUNCIL WITH ONE MORE THING. FACTS TELL YOU WHAT TO THINK, BUT NOT HOW TO THINK; SO, INSTEAD OF SHOOTING HOLES THROUGH AND PICKING APART THEIR FLAWED TRAFFIC STUDY, THEIR GROSSLY UNDERESTIMATED SCHOOL IMPACT STUDY AND THE LAUGHABLE ATTEMPT TO CONNECT A STUDY OF BENEFITS OF HIGH DENSITY DEVELOPMENT IN URBAN AREAS BACK TO US HERE IN SPRINGBORO, HE WILL JUST SAY THIS, WHEN THE DEVIL TELLS YOU IT NEVER SNOWS IN HELL, HE MIGHT NOT BE LYING, BUT IS IT SOMEWHERE YOU WANT TO GO TO STAY WARM. THANK YOU.

MAYOR AGENBROAD THANKED MR. CUMMINGS FOR HIS COMMENTS AND FOR READING ALL OF THE CITY'S PUBLICATIONS; HE APPRECIATES THAT.

3) GERALD FRANKSON, 605 BASIL STREET – MR. FRANKSON COMMENTED THAT HIS HOUSE BACKS UP AGAINST NORTH PARK. THEY HAVE BEEN IN THE CITY OF SPRINGBORO FOUR DAYS SHY OF 42 YEARS; THEY CLOSED ON THEIR HOUSE ON AUGUST 23. HE DOES NOT OPPOSE THE SALE BY THE EASTONS OF THEIR PROPERTY. HE IS OPPOSED TO MULTI-FAMILY DWELLINGS, AT LEAST THOSE THREE STORIES HIGH. ALL HE HAS TO DO IS LOOK DOWN AT PENNYROYAL AT THE CHARLIE SIMMS DEVELOPMENT WITH THOSE FOUR OR FIVE STORY UGLY ROW HOUSES THEY HAVE THERE. IF THEY MUST HAVE MULTI-STORY, HE SUGGESTS THAT THEY BE DONE SIMILAR TO THE CONDOMINIUMS ALONG TAMARACK, ONE-STORY BUILDINGS, MAYBE FOUR UNITS PER BUILDING, WHICH WOULD BE AESTHETICALLY PERFECT, ETC. ANOTHER CONCERN HE HAS IS SAFETY. THERE ARE TWO AREAS OF THIS COMPONENT, ONE IS AVIATION SAFETY. WITHIN THE LAST 25 YEARS, THERE HAVE BEEN TWO FATAL AIRCRAFT ACCIDENTS IN THAT VICINITY, ONE RIGHT IN THE MIDDLE OF THE EASTON DEVELOPMENT, WHERE A PLANE CAME IN FOR A LANDING, RAN OUT OF GAS AND THE PILOT WAS KILLED. THE OTHER WAS A MORE PROMINENT SPRINGBORO FAMILY WHERE A FATHER AND DAUGHTER WERE KILLED WHEN THEIR PLANE CLIPPED ONE OF THE LOCUST TREES THAT LINE MAYOR REMICK'S DRIVEWAY BACK THEN. ALSO, TRAFFIC IS A CONCERN. HE WOULD NOT LIKE TO HAVE ANY ACCESS TO THE SPICE RACK FROM THE EASTON DEVELOPMENT. THEY CAN HAVE THREE OR FOUR OUTLETS ONTO SR741 AND A FOURTH OUTLET THROUGH THE SHOPPING CENTER BY LYTLE-FIVE POINTS ROAD. IF THERE MUST BE AN OUTLET TO IT, HE WOULD SUGGEST THAT THE CITY CHANGE THE SPEED LIMIT ON RENWOOD THROUGH THE PARK FROM 25 TO 15 MPH. HE DOES NOT KNOW HOW MANY TIMES WHEN HE WAS WORKING THAT HE WOULD PULL UP TO TAMARACK OFF BASIL TO MAKE HIS RIGHT TURN TO GO TO SR741 TO GO TO WORK. HE WOULD LOOK BOTH WAYS, PULL OUT AND ALL OF SUDDEN THERE IS A CAR RIGHT ON HIS BUMPER SO YOU KNOW HE MUST HAVE BEEN GOING AT LEAST 30, 40 OR 50 MPH COMING AROUND THAT CURVE. THAT IS ALL HE HAS TO SAY. LIKE HE SAID, HE HAS NO OBJECTIONS TO THE DEVELOPMENT; HE DOES HAVE AN OBJECTION TO NIGHT SPOTS IN THE AREA ESPECIALLY MORE THAN THREE OR FOUR. ALL HE HAS TO DO IS LOOK AT WHAT HAPPENS TO MR. BORO'S EVERY

WEDNESDAY NIGHT WHERE TRAFFIC IS OR CARS ARE PARKED ALL THE WAY UP TAMARACK TRAIL, ALL THE WAY DOWN BASIL STREET TO ALLSPICE BECAUSE OF THAT STUPID CONTEST THEY HAVE. THANK YOU FOR YOUR ATTENTION.

MAYOR AGENBROAD THANKED MR. FRANKSON FOR HIS COMMENTS.

4) DAVE CULP, 420 FOLIAGE LANE – MR. CULP COMMENTED THAT FIRST HE WANTED TO CALL ATTENTION TO THAT CHAIR; THAT WOMAN LEFT BECAUSE SHE HAD A CONFLICT OF INTEREST. CAN HE TALK ABOUT CONFLICT INTEREST? HE HAS A CONFLICT OF INTEREST. IN THE WINTER TIME, HE CAN SEE THE HALLS' HOUSE FROM HIS BACK YARD. SURE, HE WOULD PREFER THE THING DID NOT GET DEVELOPED AT ALL, BUT YOU KNOW WHAT, WE HAVE GOT TO DEVELOP. THE ORIGINAL PLAN OF NOT HIGH DENSITY HOUSING HE WOULD NOT BE FIGHTING TOO MUCH. FOUR OF THE FIRST FIVE SPEAKERS SPOKE ABOUT MONEY, THEIR RIGHT TO DO SO. IF HE WAS IN THEIR SHOES HE WOULD TOO; HE DOES NOT HAVE ANY PROBLEM WITH THE DEVELOPER. IN THEIR SHOES, THAT IS WHAT HE WOULD WANT TO DO; HOW MUCH MONEY COULD HE MAKE, SAME WITH THE REAL ESTATE AGENT. HE HS NO PROBLEM WITH THAT, BUT YOU KNOW, AND HE DOES NOT KNOW IF IT HAPPENED IN SPRINGBORO, BUT IT HAS BEEN KNOWN TO HAPPEN. MOST OF US ARE TOO DANG LAZY TO BE ON A PLANNING COMMISSION AND SO IF THERE IS MONEY INVOLVED YOU KNOW YOU COULD PUT SOMEBODY, IT HAS BEEN KNOWN TO HAPPEN, HE DID NOT SAY IT HAPPENED HERE, BUT PUT SOME PEOPLE ON PLANNING COMMISSION, INFLUENCE THEM, EVEN PLANNING COMMISSION. IT HAS BEEN KNOWN TO HAPPEN, HE IS NOT SAYING IT HAPPENED, BUT HE WOULD FEEL A LOT BETTER IF WE WOULD DO AN INVESTIGATION OF WHETHER OR NOT THE PEOPLE VOTING FOR THIS HAVE A FINANCIAL INTEREST IN IT. HE WOULD LIKE TO SEE AN INDEPENDENT INVESTIGATION OF THAT. HE IS NOT SAYING IT IS EVEN ILLEGAL, MOST OF IT WOULD PROBABLY BE LEGAL, BUT DO WE KNOW? A UNANIMOUS VOTE OF THE PLANNING COMMISSION? DID THEY HAVE THE DECENCY TO STEP BACK LIKE THIS LADY OR DO THEY HAVE A FINANCIAL INTEREST. HE WOULD LIKE TO KNOW THAT AND HE REQUESTS THAT BE DONE, THAT IS ALL.

MAYOR AGENBROAD COMMENTED THAT WE WILL FOLLOW THE LAW IN RESPONSE TO MR. CULP'S COMMENT AND THANKED MR. CULP FOR HIS COMMENTS.

5) BAILEY RIZK, 135 MAPLE DRIVE – MS. RIZK COMMENTED THAT WHEN SHE FIRST HEARD ABOUT THIS DEVELOPMENT, EASTON FARM, SHE WAS ACTUALLY FOR IT; IT SOUNDS GREAT. THAT FIELD HAS BEEN THERE FOREVER; IT WOULD NICE TO HAVE SOMETHING NEW THERE THAT WOULD BENEFIT THE COMMUNITY. BUT, AS SHE LOOKED CLOSER AT THE PLAN, SHE IS EXTREMELY AGAINST IT SOLELY BECAUSE OF DENSITY; IT IS NOTHING PERSONAL, JUST OF DENSITY. THERE IS A REASON SPRINGBORO IS RANKED ONE OF THE BEST PLACES TO RAISE A FAMILY IN THE UNITED STATES AND IT IS BECAUSE WE DO NOT HAVE DEVELOPMENTS LIKE THIS. IT IS BECAUSE YOUNG FAMILIES LOOK FOR A COMMUNITY THAT IS NOT LIKE THE DAYTON MALL, THAT IS NOT LIKE THE GREENE, AND THAT IS NOT LIKE AUSTIN LANDING. THERE IS A REASON WHY PEOPLE LIKE HERSELF, YOUNG PROFESSIONALS, GET AWAY FROM PLACES LIKE THAT AND GO TO A LESS DENSE COMMUNITY. SHE DOES NOT KNOW ABOUT YOU, BUT SHE LIKES THAT OUR COMMUNITY IS NOT LIKE EVERYONE ELSE. SHE DOES NOT WANT TO LIVE IN AN ATTRACTION LIKE SOMEONE JUST MENTIONED, THAT SEEMS YUCKY TO HER. SHE WANTS TO LIVE IN A NICE AREA THAT IS NOT FULL OF PEOPLE AND THAT IS WHY SHE AND HER HUSBAND CHOSE TO LIVE IN SPRINGBORO BECAUSE IT IS NOT LIKE THE OTHER OVER POPULATED COMMERCIAL PLACES. THIS IS A PLACE FOR PERMANENT RESIDENCY BECAUSE RIGHT NOW IT IS NOT OVERCROWDED AND IT FEELS LIKE A GATED COMMUNITY, A SAFE PLACE FOR FAMILIES TO ROAM. WE

HAVE ALL EXPERIENCED RENTING AND OVER POPULATED PLACES AND THERE IS A REASON WE LEAVE THOSE KINDS OF PLACES AND GO TO ANOTHER PLACE, A FOREVER PLACE. IT IS NOT A PLACE THAT YOU JUST COME FOR A LITTLE BIT AND LEAVE TO GO SOMEWHERE ELSE. NO, THIS IS THE PLACE THAT YOU STAY AT. SPRINGBORO IS THAT TYPE OF FOREVER PLACE. SPRINGBORO IS ATTRACTIVE TO YOUNG FAMILIES BECAUSE IT DOES NOT HAVE GIANT APARTMENT COMPLEXES AND IT DOES NOT HAVE EXTREMELY DENSE AREAS AND IT DOES NOT HAVE ABSURD AMOUNTS OF TRAFFIC. THANK GOODNESS, HER COMMUTE TO WORK IS SO EASY. SHE CAN DEAL WITH THE LITTLE BIT OF TRAFFIC THAT IS THERE AT THESE FEW LIGHTS THAT SHE HITS ON SR741, BUT IT IS NOT ABSURD. CREATING A MORE OVER PRICED APARTMENTS DOES NOT ATTRACT YOUNG PEOPLE WHO WANT TO STAY AND HAVE FAMILIES. NO, IT ATTRACTS A TEMPORARY PLACE FOR PEOPLE TO DWELL UNTIL THEY FIND FOREVER COMMUNITIES. LIKE SHE SAID BEFORE, THIS IS THE FOREVER COMMUNITY; SPRINGBORO IS THE END GOAL. THIS IS WHY IT IS RANKED ONE OF THE TOP PLACES TO RAISE A FAMILY. THERE IS A REASON WHY MIAMISBURG AND CENTERVILLE WITH A LOT OF DENSITY IS NOT RANKED, THINK ABOUT THAT CAREFULLY. WE ARE NOT DESPERATE FOR EASTON FARM TO DEVELOP HERE TO MAKE US GREAT; WE ARE ALREADY GREAT. SERIOUSLY, SHE IS SO FOR DEVELOPING THIS LAND, BUT IT IS THE OVERLY DENSE ASPECT THAT SHE IS VERY CONCERNED ABOUT. THIS DEVELOPMENT IS SO DENSE THAT OUR ROADS, RESTAURANTS, SCHOOLS AND PARKS CANNOT HANDLE IT. LET ME ILLUSTRATE THIS. HAVE YOU EVER BEEN OUT SOMEWHERE LIKE A RESTAURANT, STORE OR PARK AND CAUGHT YOURSELF SAYING THIS?, "WELL, MAN, WE WILL COME BACK ANOTHER TIME WHEN IT IS NOT SO BUSY." YOU RUN INTO THIS EVERYWHERE. YOU GET SOMEWHERE AND YOU ARE EXTREMELY DISAPPOINTMENT THAT IT IS PACKED THERE THAT ONE NIGHT AND YOU AND YOUR FRIENDS, YOUR KIDS, WHATEVER, YOUR ARE JUST DISAPPOINTED AND YOU SAY YOU WILL GO BACK ANOTHER NIGHT. IT IS SAD, IT IS DEFEATING WHEN YOU WANT TO GO TO A PLACE TO HAVE A GOOD TIME, BUT THEN IT IS OVERCROWDED, IT SUCKS. IT IS NOT THE EXPERIENCE YOU WERE HOPING FOR, AND IT IS STRAIGHT UP DISAPPOINTING. WELL, IF THIS HAPPENS, WE BETTER WE GET USED TO THIS PHRASE, BECAUSE WE WILL BE SAYING THIS EVERY DAY ON OUR DRIVE TO WORK. EVERY DAY AS WE GET THIS GUY'S COFFEE, WHEN WE GO TO CHINA COTTAGE, DOROTHY LANE MARKET, THE K, NORTH PARK, "WE WILL COME BACK ANOTHER TIME WHEN IT IS NOT SO BUSY, MAN;" EXCEPT, THERE IS NO OTHER TIME. WHAT SHE IS SAYING ABOUT THIS IS WE DO NOT HAVE THE TYPE OF RESTAURANTS THAT CENTERVILLE HAS, THAT MIAMISBURG HAS, TO FILL THIS TYPE OF DENSITY; WE ARE A SMALL TOWN COMMUNITY. SPRINGBORO DOES NOT HAVE THE CAPACITY TO SUPPORT THIS. ASK YOURSELF THIS, WHY DID THE DEVELOPERS PROPOSE AN INSANELY DENSE PLAN? IT IS CERTAINLY NOT TO BENEFIT OUR COMMUNITY; IT IS A WHOLE DIFFERENT KIND OF PLAN, BUT WE ARE A DIFFERENT TYPE OF COMMUNITY. SPRINGBORO RESIDENTS HAVE AN OBLIGATION TO BE INFORMED ON THE CONSEQUENCES OF PUTTING AN OUTRAGEOUSLY DENSE DEVELOPMENT IN OUR COMMUNITY. PLEASE, SHE IS BEGGING YOU, PUT EASTON FARM ON THE BALLOT; LET US VOTE. SHE DOES NOT THINK THAT THIS POPULATION THAT WE HAVE BACK HERE IN AUDIENCE REPRESENTS EVERYBODY IN THIS COMMUNITY. THERE ARE SO MANY OTHER PEOPLE THAT DO NOT HAVE THE TIME TO COME TO THE MEETING BECAUSE THEY HAVE SMALL FAMILIES, THEY HAVE NEWBORNS, THEY ARE VOLUNTEERING AT SOMETHING ELSE, BUT PUT THIS ON THE BALLOT. LET US VOTE AND LET US HEAR ALL SIDES. THANK YOU.

MAYOR AGENBROAD THANKED MS. RIZK FOR HER COMMENTS.

5) MIKE HEMMERT, 50 ROYAL HIGHLANDS DRIVE – MR. HEMMERT COMMENTED THAT HE HAS LIVED IN SPRINGBORO FOR 37 YEARS NOW SO HE JUST WANTED TO

SHARE A LITTLE BIT ABOUT WHAT BROUGHT HIM TO SPRINGBORO AND THEN AS WE MOVE TO TODAY AND WHAT WE ARE TALKING ABOUT THIS EVENING. HE DID NOT KNOW A WHOLE LOT ABOUT SPRINGBORO, BUT A COUPLE OF HIS FRIENDS HAD ALREADY MOVED DOWN HERE. WHAT BROUGHT HIS INTEREST HERE WAS A FAILING BUSINESS CALLED THE DONUT HAUS AT THAT TIME. HE WENT DOWN AND LOOKED AT IT TWICE, IT WAS READY TO CLOSE UP AND THERE WAS ANOTHER DONUT SHOP THAT WAS GETTING READY TO OPEN AROUND THE CORNER. HIS FRIENDS THOUGHT HE WAS NUTS FOR WANTING TO TAKE OVER THIS FAILING BUSINESS WITH A NEW PLACE COMING INTO TOWN; IT WAS LESS THAN A MILE FROM THE LOCATION THAT HE ENDED UP BUYING. HE LOOKED AT THE SHOP TWICE AND HE KNEW THAT HE WANTED TO BUY AND NOW HE HAD TO CONVINCHE HIS WIFE THAT SPRINGBORO WAS THE HOME FOR THEM. HE BROUGHT HER DOWN HERE AND THEY DROVE DOWN LYTTLE-FIVE POINTS AND THEY SAW THE BEAUTIFUL HOMES GOING UP IN WOODLAND GREENS AND IN GREENLEAF VILLAGE AND THEY SAW ALL THIS OTHER LAND THAT WAS EMPTY AND AND THEY THOUGHT THAT THIS PLACE IS REALLY GOING TO BE SOMETHING DOWN THE ROAD, AND BOY IS IT NOW. HERE WE ARE, LIKE MANY PEOPLE HAVE SAID, WE ARE IN THE TOP FIVE HE THINKS IN THE STATE OF OHIO. HIS KIDS, TWO OF THEM WERE BORN OUTSIDE OF SPRINGBORO, ONE WAS BORN HERE, AND THEY ALL WENT THROUGH THE SCHOOLS. HE HAS BEEN INVOLVED IN THE COMMUNITY FOR A LONG TIME AND HE JUST SOLD HIS BUSINESS THREE YEARS AGO. BRINGING IT FORWARD, IT WAS INTERESTING TO SEE MR. BORON'S PRESENTATION IN THE BEGINNING TO OPEN IT UP. HE DOES NOT GO BACK THAT FAR OBVIOUSLY TO 1956, BUT HE COULD RELATE TO EVERYTHING THAT MR. BORON HAD UP THERE AS THE DIFFERENT NEIGHBORHOODS WENT UP AND THAT IS HIS ISSUE WITH WHERE WE ARE AT WITH THIS DEVELOPMENT. IT HAS COME A WAYS, BUT HE DOES NOT THINK THAT WE ARE AT THE SWEET SPOT RIGHT NOW; IT IS TOO DENSE. HE ONLY WROTE ONE E-MAIL, AND THAT WAS TO PLANNING COMMISSION PRIOR TO THE FIRST MEETING IN MARCH. HE SAID HE WAS IN FAVOR OF THE REZONING, BUT NOT IN FAVOR OF THE GENERAL PLAN AS IT IS PROPOSED, AND HIS POSITION HAS NOT CHANGED. HE HAS ATTENDED EVERY MEETING, HE HAS LISTENED TO THE AUDIO EACH TIME, HE HAS BEEN TO LEVIS COMMONS THAT MR. DILLAN HAS SPOKE OF. HE HAS DONE ALL THAT, AND HE HAS DONE THE RESEARCH AND HE JUST DOES NOT THINK THAT WE ARE AT THE SWEET SPOT. HE THINKS ALL OF THE RETAIL ACROSS THE FRONT IS PERFECT; IT IS MUCH NEEDED IN SPRINGBORO, AND HE IS OKAY WITH THE SMALLER LOTS FOR THE HOUSING, BUT HE JUST HAS A REAL ISSUE WITH THE APARTMENTS. HE DOES NOT DISAGREE THAT PERHAPS THE STUDY SAYS THAT; HE DOES NOT KNOW ENOUGH TO KNOW ABOUT THAT. HE JUST WANTS TO GIVE YOU HIS BACKGROUND OF THE 37 YEARS THAT HE HAS BEEN HERE, AND THIS WOULD BE SOMETHING QUITE CONTRARY AND DIFFERENT TO WHAT WE HAVE BUILT ALL THESE YEARS AND IT IS MAINLY DO TO THE APARTMENTS. HE THINKS THERE IS GOING TO BE TURN OVER IN APARTMENTS. HE USED TO OWN SOME APARTMENTS AND HE CONSISTENTLY HAD TURN OVER. THEY WERE IN CENTERVILLE AND IT WAS IN A NICE AREA. HE THINKS THE SAME, SIMILAR THING IS GOING TO HAPPEN WITH THESE. HE SPEAKS ABOUT ONE-BEDROOM UNITS, BUT HE THINKS IT IS A STEPPING STONE FOR PEOPLE. ANYWAY, HE WOULD JUST SAY THAT THE DENSITY IS HIS CONCERN. HE IS AGAINST THE PLAN AS PROPOSED, AGAINST THE GENERAL PLAN AS PROPOSED, AND HE WOULD ASK COUNCIL TO ASK THEM TO GO BACK AND COME UP WITH SOMETHING A LITTLE LESS DENSE THAT FITS MORE INTO WHAT WE ARE ALL ABOUT AND WHAT WE HAVE BEEN ABOUT. THANK YOU FOR YOUR TIME.

MAYOR AGENBROAD THANKED MR. HEMMERT FOR HIS COMMENTS.

AT THIS TIME, MAYOR AGENBROAD CLOSED THE OPPONENTS PORTION OF THE HEARING WITH 2 MINUTES AND 30 SECONDS LEFT IN THE 30-MINUTE TIME LIMIT. MAYOR AGENBROAD STATED THAT AT THE END OF THE OPPONENTS PORTION OF THE HEARING EACH SIDE WILL BE GIVEN FIVE ADDITIONAL MINUTES TO MAKE COMMENTS.

MAYOR AGENBROAD CLOSED THE ONE-HOUR PUBLIC HEARING AT APPROXIMATELY 8:20 PM.

PROPONENTS: (FIVE ADDITIONAL MINUTES)

1) MIKE CROSS, PLANNING AND ENGINEERING MANAGER FOR THE CITY OF DAYTON, DAYTON INTERNATIONAL AIRPORT, DEPARTMENT OF AVIATION – MR. CROSS COMMENTED THAT HE WAS SPEAKING ON BEHALF OF DAYTON WRIGHT BROTHERS AIRPORT. HE IS NOT REALLY IN A POSITION TO EITHER SUPPORT OR NOT SUPPORT THE DEVELOPMENT, BUT THEY DO WANT TO GO ON RECORD AS WANTING TO BE A GOOD NEIGHBOR AND WANTING TO STATE THAT THEY HAVE BEEN HERE SINCE THE 1956 AERIAL THAT YOU WITNESSED EARLIER WITH MR. BORON. THE DAYTON WRIGHT BROTHERS AIRPORT, KNOWN AS MONTGOMERY COUNTY GENERAL, MGY, HAS BEEN HERE SINCE 1953 AND HAS BEEN A STAPLE OF A SPRINGBORO FOR A LONG, LONG TIME. A HOUSING DEVELOPMENT POSES UNIQUE ISSUES THAT WE WANT TO BE VERY MINDFUL OF. WE WANT TO BE A GOOD NEIGHBOR; WE DO NOT WANT TO BE SEEN AS A NUISANCE NEIGHBOR. SO, WHEN WE TALK ABOUT THE TYPES OF RESIDENTS THAT YOU ARE LOOKING TO WORK WITH WE WANT TO MAKE SURE THAT THEY ARE FULLY AWARE, THE BOARD IS FULLY AWARE, THAT THE AIRPORT IS JUST UP THE WAY, JUST ACROSS THE ROAD. THERE HAVE BEEN SOME SAFETY CONCERNS THAT WERE BROUGHT UP EARLIER AND AGAIN IF THERE ARE ANY FURTHER CONCERNS WE CAN SPEAK WITH THE DIRECTOR OF AVIATION; HE OFFERS THAT TO THE BOARD. MR. CROSS PRESENTED A DRAWING TO COUNCIL JUST SHOWING THE CLOSE PROXIMITY OF THE DEVELOPMENT TO RUNWAY 2 RIGHT THERE AT SR741. THEIR MASTER PLAN, AS YOU MAY RECALL, COMPLETED BACK IN 2014, DOES INCLUDE LENGTHENING THE RUNWAY BY ABOUT 500 FT. IT DOES ENVISION THAT THEY WILL BE GETTING SOME LARGER, ALTHOUGH NON-COMMERCIAL, AVIATION, IN THE VICINITY IN THE FUTURE. WITH THAT SAID, IT IS REALLY ALL HE HAS.

MAYOR AGENBROAD THANKED MR. CROSS FOR HIS COMMENTS.

AT THIS TIME, MAYOR AGENBROAD CLOSED THE PROPONENTS ADDITIONAL 5-MINUTE PORTION OF THE HEARING.

OPPONENTS: (FIVE ADDITIONAL MINUTES.)

1) DOUG WIEDEMAN, 330 WELLINGTON WAY – MR. WIEDEMAN COMMENTED THAT IT STILL LOOKS LIKE 630 HOMES ARE GETTING PLANTED ON 56 ACRES AND WHEN THEY TALK ABOUT DENSITY IN SURROUNDING NEIGHBORHOODS, THE SURROUNDING NEIGHBORHOODS FROM LIKE SPICE RACK UP THROUGH ROYAL TAMARACK, ROYAL SPRINGS, DEER TRAIL, SETTLERS WALK, MCCRAY FARMS, SYCAMORE, ALLTHOSE RANGE FROM BASICALLY 120 HOUSES TO 300 HOUSES PER 100 ACRES. THAT IS JUST WHAT IT IS. SO, 630 HOUSES CRAMMED INTO 56 ACRES IS A BUNCH, AND THAT IS ALL HE HAS TO SAY ON THAT.

MAYOR AGENBROAD THANKED MR. WIEDEMAN FOR HIS COMMENTS.

MAYOR AGENBROAD COMMENTED THAT MR. BECKMAN HAS BEEN HEARD ONCE AND HE WANTS TO MAKE SURE THERE IS NO ONE ELSE THAT WISHES TO SPEAK. UNDER ROBERT'S RULES, ANYONE THAT WANTS TO SPEAK HAS THE OPPORTUNITY TO SPEAK BEFORE YOU CAN SPEAK A SECOND TIME.

THERE WERE NO ADDITIONAL SPEAKERS PRIOR TO MR. BECKMAN'S COMMENTS.

2) DAVID BECKMAN, 168 DEER TRAIL DRIVE – MR. BECKMAN COMMENTED THAT HE WOULD LIKE TO ADDRESS SOME OF THE THINGS HE HEARD EARLIER FOR THE PROPONENTS. WHEN THE REAL ESTATE PROFESSIONAL WAS UP HERE, HE MADE A BIG DEAL ABOUT THE STATUS OF REAL ESTATE AND AN INCREASE IN PRICES. WE ALL KNOW THAT REAL ESTATE IS CYCLICAL. GO TO ZILLOW, LOOK IT UP OVER TIME; IT GOES UP, IT GOES DOWN. IT IS UP CURRENTLY. WE ALL KNOW THAT INVENTORY IS CYCLICAL AS WELL. HE DOES NOT THINK THAT TAKING A SMALL SNAP SHOT IN TIME OF WHERE REAL ESTATE IS, IS A REASON TO MAKE A MULTI-DECADE, 50-60 PLUS YEAR, CHOICE IN WHAT YOU PUT THERE BECAUSE IT IS CYCLICAL. HE HEARD ABOUT QUALITY OF HOUSING. THE QUALITY OF HOUSING IS GREAT; HE IS SURE IT IS GOING TO BE GOOD. THE DEVELOPER USUALLY MAKES GOOD STUFF; HE IS NOT GOING TO ARGUE THAT, BUT IT IS IRRELEVANT IN A ZONING AND DENSITY DISCUSSION. OBVIOUSLY, IT NEEDS TO LOOK GOOD, BUT THAT IS NOT A RELEVANT THING RIGHT NOW. IF YOU LOOK AT THE PLAN, YOU WILL SEE THAT MOST OF THE OPEN SPACE, AND WHILE IT DOES MEET THE MINIMUM REQUIREMENT, A LOT OF THE OPEN SPACE, ABOUT HALF OF IT IS REALLY BUFFERING THE EXISTING FARMSTEAD. WHAT IT IS, IS THAT YOU HAVE THE EXISTING FARMSTEAD ON THE LEFT HAND SIDE, THE WEST SIDE, AND THEN YOU HAVE ALL OF THESE NEW SINGLE-FAMILY HOMES ON THE RIGHT HAND SIDE AND THE OPEN SPACE IS KIND OF SANDWICHED IN BETWEEN OR A GOOD PORTION OF IT IS. WHILE THIS OPEN SPACE IS TECHNICALLY OPEN TO ANYBODY IN THE COMMUNITY, IT IS CERTAINLY NOT BENEFITTING THE COMMUNITY LIKE SOMETHING LIKE GARDNER PARK IS, WHERE IT IS A CONCENTRATED AREA OF PARK WHERE PEOPLE CAN GO VISIT AND HAVE RECREATIONAL TIME. YOU HAVE GOT AREAS THAT ARE SITTING BEHIND SINGLE-FAMILY HOMES IN FRONT OF ANOTHER SINGLE-FAMILY ESTATE THAT DOES NOT LOOK LIKE SOMETHING PEOPLE ARE GOING TO VISIT. HE THINKS COUNCIL SHOULD CONCENTRATE THAT AREA, IF YOU ARE LOOKING AT THAT IN THE FUTURE. HE HEARD ABOUT AMENITIES, POOLS, THEATERS OR WHATEVER IS GOING TO BE THERE; THAT IS NOT GOING TO BENEFIT EXISTING RESIDENTS. PART OF THE CITY CODE TALKS ABOUT BENEFITS TO EXISTING RESIDENTS, THEIR WELFARE. WELL, THOSE ARE NOT GOING TO HELP EXISTING RESIDENTS, THOSE ARE FOR NEW RESIDENTS. HE DOES NOT CARE IF THEY HAVE A POOL; HE IS NOT GOING TO USE IT; HE CANNOT USE IT, SO CONSIDER THOSE THINGS. THE LOT PRICES, HE DOES NOT KNOW WHAT TO BELIEVE. WHEN IT FIRST WAS PRESENTED, THEY WERE \$400,000 FOR THOSE SMALL LOTS, THOSE POSTAGE STAMP ONES THAT ARE LIKE TRAILERS OR DOUBLE TRAILER-WIDE LOTS. NOW THEY ARE \$500,000, AND THE ESTATE HOMES WERE \$600,000 AND NOW THEY ARE \$800,000 OR \$1 MILLION, HE DOES NOT KNOW. IT SEEMS LIKE IT IS GETTING MORE EXPENSIVE ALL THE TIME. IF WE WANT TO HAVE AN AFFORDABLE COMMUNITY AND IF THE REASON WE ARE A GOOD PLACE TO RAISE A FAMILY, THEY ARE NOT COMING IN HERE TO BUY MILLION DOLLAR HOUSES OR THEY ARE NOT GOING TO BUY A POSTAGE STAMP FOR \$500,000. SOMEBODY SAID THEY ARE GOING TO BUILD HOMES WHERE PEOPLE DO NOT WANT THEM. WELL, IF YOU HAVE ALL OF THE PLANNING COMMISSION DOCUMENTS IN THAT BIG CHUNK OF STUFF THAT YOU HAVE, YOU WILL KNOW THAT THE NATIONAL REALTORS ASSOCIATION PROVED OTHERWISE. ALL THE DATA SHOWS THAT PEOPLE WANT SINGLE-FAMILY HOUSES; PEOPLE ARE MOVING OUT OF APARTMENTS AT A FASTER RATE THAN

EVER. HE DID NOT MAKE THIS UP, 2021 NATIONAL REALTORS ASSOCIATION RESEARCH. YOU GUYS SHOULD ALL HAVE IT IN YOUR IN-BOXES; HE PRESENTED IT ALL TO YOU. HE HEARD SOMEBODY SAY THAT THEY WOULD NOT KNOW WHAT WOULD COME NEXT IF WE DO NOT TAKE THIS DEVELOPMENT. WELL, THAT IS PURE MARKETING, ALL RIGHT; YOU SHOULD MAKE THE CHOICE BASED ON DEVELOPMENT THAT IS HERE AND NOW IN FRONT OF YOU AND THE RESIDENTS THAT ARE SPEAKING UP, NOT BASED ON WHAT COULD COME DOWN THE ROAD. FRANKLY, IF HE WERE TO SPEAK OF THE THREE DIFFERENT PROPOSALS FOR THE EASTON FARM, HE THINKS IT HAS GOTTEN A LITTLE BETTER EVERY TIME IN TERMS OF ONLY THE DEVELOPER, NOT NECESSARILY THE DENSITY, IT HAS GOTTEN WORSE. THERE WAS SOME TALK ABOUT HOW PEOPLE WANT MORE DINING OPTIONS AND IT SEEMS LIKE PEOPLE SAID WE WERE BEGGING FOR IT. PEOPLE MOVED TO THIS CITY KNOWING WHAT IT IS, IT IS A SMALL TOWN, IT IS A GREAT PLACE TO RAISE A FAMILY; THIS IS NOT CENTERVILLE, THIS IS NOT MIAMISBURG AND THIS IS NOT THE DAYTON MALL AREA. WE DO NOT HAVE THAT KIND OF DINING AND WE DO NOT NECESSARILY NEED THAT KIND OF DINING; SO, DO NOT MAKE IT SOUND LIKE PEOPLE NEED THAT KIND OF STUFF. SURE, A FEW MORE THINGS WOULD BE NICE, BUT DO WE REALLY NEED WHITE TABLE CLOTH RESTAURANTS IN A SMALL TOWN WHERE WE ARE RAISING OUR FAMILIES OR COULD HE DRIVE ANOTHER TWO MILES DOWN THE ROAD AND GO TO AUSTIN LANDING FOR THAT OR MAYBE THREE MILES DOWN THE ROAD AND GO DOWN TO THE DAYTON MALL AREA. THIS IS WHERE PEOPLE COME TO COME HOME AND RAISE THEIR FAMILIES AND NOT TO GO OUT AND DINE. ABOUT THE DENSITY, WE HAVE 19,000 PLUS PEOPLE IN THE CITY. IS THAT NOT ENOUGH TO SUPPORT A RESTAURANT? HE KNOWS THE MARKETING STUDIES FOR RESTAURANTS. THEY ARE NOT SAYING, OK, WITHIN THIS 500-600 FEET, HOW MANY PEOPLE DO THEY HAVE. THEY ARE LOOKING AT REGIONAL AREAS, LOOKING AT HOW MANY THEY CAN ATTRACT REGIONALLY SO HE THINKS THAT IS A BOGUS CLAIM. THAT IS ALL HE HAS. THANK YOU.

AT THIS TIME, MAYOR AGENBROAD CLOSED THE PROPONENTS ADDITIONAL 5-MINUTE PORTION OF THE HEARING.

MAYOR AGENBROAD CLOSED THE PUBLIC HEARING AT APPROXIMATELY 8:30 PM AND PROCEEDED WITH THE REGULAR ORDER OF BUSINESS OF THIS CITY COUNCIL MEETING.

FOR INFORMATION PURPOSES, MAYOR AGENBROAD STATED THAT TONIGHT WILL BE THE FIRST READING AND NO ACTION WILL BE TAKEN BY COUNCIL. NOR, TO HIS KNOWLEDGE, WILL THERE BE ACTION TAKEN AT THE SECOND READING; IT IS A FIRST READING ONLY. THE PUBLIC WILL HAVE A SECOND OPPORTUNITY TO SPEAK AT THE NEXT COUNCIL MEETING TO MAKE COMMENTS AS THEY DID IN THE PUBLIC HEARING TONIGHT.

MAYOR AGENBROAD FURTHER STATED THAT HE IS NOT GOING TO ENTERTAIN COMMENTS AT THE REGULAR MEETING TONIGHT, AS COUNCIL HAS TO PROCEED WITH THE REGULAR ORDER OF BUSINESS OF THE COUNCIL MEETING. MAYOR AGENBROAD THANKED EVERYONE FOR BEING HERE TONIGHT, FOR EXPRESSING THEMSELVES AND BEING ORDERLY. MAYOR AGENBROAD COMMENTED THAT HE UNDERSTANDS THAT THIS IS A VERY EMOTIONAL AND SENSITIVE ISSUE AND HE HAS BEEN THROUGH THIS WITH HEATHERWOODE, WITH SETTLERS WALK, ETC., AND HE HAS PROBABLY BEEN HERE LONGER THAN ANYONE IN THE AUDIENCE. MAYOR AGENBROAD ASKED IF ANYONE HAS BEEN HERE LONGER THAN 70 YEARS, TO PLEASE STAND UP TO MAKE HIS POINT. FINALLY, MAYOR AGENBROAD WELCOMED EVERYONE TO STAY FOR THE COUNCIL MEETING AND HE REITERATED THAT COUNCIL WOULD HEAR THE FIRST READING TONIGHT AND DEPUTY MAYOR

RIDD WILL HAVE TO RECUSE HERSELF AGAIN FOR THE READING OR ANY DISCUSSION.

THE PUBLIC HEARING IS ADJOURNED.

At this time, Deputy Mayor Ridd returned to the meeting.

ITEM 2. PLEDGE OF ALLEGIANCE. Mayor Agenbroad led the Pledge of Allegiance.

Invocation by Council Member Becky Iverson.

ITEM 3. ROLL CALL. Agenbroad, **Present**; Brunner, **Present**; Chmiel, **Present**; Hanson, **Present**; Harding, **Present**; Iverson, **Present**; Ridd, **Present**. **Staff:** Mr. Pozzuto, Mr. Shackelford, Mr. McDonald and Ms. Martin were present. Police Chief Jeff Kruithoff and City Planner Dan Boron were also present.

ITEM 4. APPROVAL OF MINUTES: THE MINUTES OF THE CITY COUNCIL WORK SESSION AND REGULAR MEETING OF AUGUST 5, 2021.

Mayor Agenbroad presented the minutes for additions/corrections. No additions/corrections.

Mayor Agenbroad called for a motion to approve the Minutes.

Mr. Harding motioned. Ms. Ridd seconded the motion.

No discussion.

VOTE: Iverson, Yes; Agenbroad, Yes; Chmiel, Yes; Hanson, Yes; Harding, Yes; Brunner, Yes; Ridd, Yes. [7-0]

ITEM 5. PRESENTATIONS: No Presentations.

ITEM 6. LEGISLATION: City Council held a Work Session at 6:00 PM tonight for approximately 10 minutes to discuss the following legislative items as well as other City business. City Council also conducted a Public Hearing at the beginning of tonight's Regular Meeting for approximately 1 hour 30 minutes.

1) ORDINANCE O-21-22: THIRD READING. AN ORDINANCE AMENDING SECTION 678.10, WEEDS AND LITTER, OF THE CODIFIED ORDINANCES OF THE CITY OF SPRINGBORO, OHIO was read by the Clerk of Council. Mr. Pozzuto's comments are summarized as follows:

This is the third reading of an ordinance amending Section 678.10, Weeds and Litter, of the City's code. As discussed at the two previous Council Meetings, this legislation proposes to seek additional costs for abating property maintenance issues within the City. Currently, the City charges the property owner the contractor's cost to cut tall grass and weeds. Under the amended ordinance, the property owner would be charged the cost to abate the tall grass and weeds in addition to a \$250 administrative fee in order to create more of a deterrent to property owners who are not cutting and maintaining their lawns.

Mayor Agenbroad presented the item for questions/comments of Council. No questions/comments.

Mayor Agenbroad called for a motion to adopt Ordinance O-21-22.

Mr. Chmiel motioned. Mr. Hanson seconded the motion.

No discussion.

VOTE: Harding, Yes; Brunner, Yes; Ridd, Yes; Iverson, Yes; Agenbroad, Yes; Chmiel, Yes; Hanson, Yes. [7-0]

At this time, Deputy Mayor Ridd recused herself and exited the meeting.

- 2) ORDINANCE: FIRST READING.** AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF SPRINGBORO, REZONING APPROXIMATELY 103.32 ACRES OF LAND LOCATED AT 605 NORTH MAIN STREET, BEARING WARREN COUNTY PARCEL NO. 04144220050, R-1, ESTATE-TYPE RESIDENTIAL DISTRICT, TO PUD-MU, PLANNED UNIT DEVELOPMENT-MIXED USE, was read by the Clerk of Council. Mr. Pozzuto's comments are summarized as follows:

This is the first reading of an ordinance amending the official zoning map of the City rezoning approximately 103.32 acres of land located at 605 North Main Street bearing Warren County Parcel No. 04144220050 from R-1, Estate-Type Residential District, to PUD-MU, Planned Unit Development-Mixed Use. Further comments were made by Mr. Pozzuto and summarized as follows:

Easton Farm – These comments are in reaction to rumors in the community and on social media surrounding the Easton Farm Development.

- 1) The water and sewer systems are already over capacity and cannot handle this development.
 - a. The City's Water Distribution System was designed to handle approx. 7 million gallons per day (GPD). Currently, the water distribution system supplies 2.5 million GPD on annual average, and still has a capacity of 3 million gallons per day. The City's Sanitary Sewer System was designed to treat 4 million GPD. Currently the sanitary sewer system treats 2.2 million GPD on annual average, which is about 50% capacity. Based on our analysis, if the Easton Farm developer were to go forward as passed and recommended by the Planning Commission the total flow expected, if this entire development is built out, is .2486 million GPD for water and sewer. The City can handle seven or eight of these types of developments with our Water and Sewer System. By the data, the water and sewer systems would not be over capacity due to this development.
- 2) This development (and the City) will cause further overcrowding in the schools.
 - a. Many people have referenced the school study including estimates this development might cause in the schools. This study was not conducted by the City. The study was based on the City showing the schools the Easton Farm proposal when it was originally proposed in March. Again, this is an independent study by the schools that the City requested. Any questions regarding the study need to be directed to the schools. The City does not know how the study was done or who did it, as the City did not create the study.

In regard to impacts on schools by developments, while there may or may not be overcrowding in the schools, the fact is – it is not this development or the City that will cause the overcrowding due to development. Over the past three years, the City has issued 117 single-family permits for new homes. Over that same period – Clearcreek Township, which is also part of the Springboro School District, has issued 348 permits for single-family homes or three times the amount. If there is any overcrowding in the schools, the overcrowding is probably coming from the township. Many people are enamored with the half-acre lots, etc. but those kinds of lots and those kinds of developments actually create or cause more kids. In the last year alone – the City has issued 10 permits and the Township has issued 107 permits,

which is ten times the amount of single-family permits issued by the Township to make it known and put it into perspective.

- 3) Easton Farm and specifically the multi-family will cause an increase in crime and require more officers to be hired by the City.
 - a. According to the City's Police Chief, since September 1, 2020, the four major apartment complexes in Springboro (Meadow View, The Falls, Gilpin and Edgebrook apartments) have generated 245 calls for service out of approximately 16,000 or only 2% of the call volume. Of those 245 calls, only 2% were for a related criminal offense to put that issue into perspective. The City's apartment developments do not create a lot of crime.
- 4) The City has tried to hide this development and no one knows about it.
 - a. This development and the development process has been mentioned a minimum of 21 times in various publications and news media since March 2021, including the City Notes Newsletter, the City e-newsletter, the City's Facebook Page, the Dayton Daily News, the Dayton Business Journal and WHIO TV. In addition, the City sent two separate letters to residents within 300 feet of the development alerting them to the application and review process (two letters are not required – the City does this as a courtesy). If anyone visits the City website – they can find at least 500 pages of documents and information about the Easton Farm project. The City has tried to be as transparent as possible regarding this development.

Mr. Pozzuto concluded his comments.

Mayor Agenbroad presented the item for questions/comments of Council.

Ms. Iverson commented that, as the Chair of the Planning Commission, she and Council Member Harding have been involved in this process; however, for anyone new to this process at this point hopefully you are being familiarized with it, which is a standard process that we are in and your feedback helps us. Ms. Iverson further commented that for those Council Members who have not been involved in the process as long as she and Mr. Harding have been, if there are questions, this is the time to ask. She further noted that Council has received a lot of information tonight.

Mr. Brunner commented that his opinion is The Halls have been great citizens of this community for many years and he fully supports this development. Mr. Brunner further commented that, as he mentioned two weeks ago to Mr. Dillin, he needs to understand more about the multi-family. He voiced his opinion two weeks ago on the multi-family. He is in support of the housing, but he needs to understand more about the location i.e. where it is right on SR741. Mr. Brunner again commented that he supports the development and he thinks it is huge in that it is a great opportunity and The Halls have been great to this community, but he is just concerned about the multi-family.

Mr. Hanson commented that he would like to echo and piggyback on Councilman Brunner's comments, as he made similar comments at the last Council Meeting. Mr. Hanson further commented that he would still like to know a little bit more about the multi-family himself, but he believes in the development and he thinks it is a good thing development-wise for the community. We just went down memory lane from 1956, and he thinks The Halls have had a lot of opportunities to get rid of that land and it appears like they are almost being penalized right now by holding on to it for so long. Mr. Hanson stated that he believes they should be able to develop that land, but he does question the multi-family. He is not saying there is not a place for multi-family in Springboro; he is saying exactly what he said at the last Council Meeting, which is, he not so sure that where it is at, as Councilman Brunner said, right on SR741, is the best place.

Ms. Iverson commented that she was unable to attend the last Council Meeting, but she did want to ask a question based on the telecast of the meeting. Ms. Iverson commented on the discussion this evening about needing this kind of multi-family to draw restaurants and other businesses and having multi-family in another location, and she stated that we are not that big of a community. Ms. Iverson further commented that it sounds like maybe that multi-family is an option that could happen or not and this is news to her; this was not brought up during Planning Commission review.

Mr. Brunner commented that, that is the question he would like to know as well. What number are we at to get these restaurants in? He has made it very clear that he is not in favor of the multi-family and he wants to understand how far we are away from getting the restaurants or more development in.

Mr. Pozzuto commented that we do not have specific numbers, but they have been working on this issue for a while. Any restaurants that the City talks to always tells us that we do not have the numbers. Mr. Pozzuto has asked them, "What are the numbers?," and they will not tell us; they just say we do not have the numbers. Mr. Pozzuto explained that what they actually do is they draw a circle around a certain area and if the density and the number of residents there do not meet their criteria, they do not even look at you. This information is from people that the City has been talking to for the past 10 years because we know from this community that is all we ever hear, we need more restaurants, we need more restaurants, and we cannot magically make them appear unfortunately. Many people just say, "Go and get a Chick Fil-A," but we cannot make them put a Chick Fil-A in Springboro. The City has always been told by restaurants that we do not have the numbers, which is why you see very little national chains here. Mr. Pozzuto clarified that he is not saying national chains are good or bad, but those are the ones that people tend to think of and that is what we hear time after time.

Mr. Brunner commented that there is software you can use such as Buxton Software or others that target uses to figure that out, it is just knowing what that number is.

Mr. Brunner also inquired as to whether the airport is extending that runway (Runway 2) on the south side or the north side.

Mr. Pozzuto commented that it would be extended on the north side, but the problem is that in order to make it work from a safety standpoint, the airport would actually have to relocate Austin Boulevard. While the airport always talks about extending that runway, but the last he heard a few years ago is that the estimate would be \$15-20 million to move Austin Boulevard, and he does not know how realistic that runway project is.

There was no further discussion regarding this item.

No action required at this time.

At this time, Deputy Mayor Ridd returned to the meeting.

ITEM 7. REPORTS: Mayor's Report – Bike the Boro & The Big Event will be held on Saturday, September 4, 10:00 AM-1:00PM, which features a festival at North Park and a 2-mile, 10-mile and 16-mile bike ride for cyclists of all ages. Labor Day will be observed on Monday, September 6; whereby, the offices will be closed.

In addition, the next City Council Work Session will be held on Thursday, September 2 at 6:00 PM followed by the Regular Meeting at 7:00 PM in Council Chambers.

City Manager's Report – No report.

Committee Reports –

Mr. Harding – No report.

Mr. Hanson – No report.

Mr. Chmiel – No report.

Mr. Brunner – No report.

Ms. Iverson – Planning Commission – The Planning Commission met on Wednesday, August 18 to consider the following items: Formal Approval, Site Plan Review – 465 Victory Drive, new commercial building for B&E Plumbing (APPROVED). Preliminary Review, Site Plan Review – 95 West Central Avenue (SR73), which is currently for sale, proposed vehicle service facility for Foreign Exchange (UNDER REVIEW). The next Planning Commission meeting will be held on Wednesday, September 8 at 6:00 PM in Council Chambers.

Deputy Mayor Ridd – Architectural Review Board – The ARB met on Monday, August 16 to review the following items: New steps and railing at 110 S. Main Street (Historical Society Museum), which will greatly improve safety entering and exiting that building; a new screened-in porch on the back of the residential structure at 255 S. Main Street. The board approved both items.

ITEM 8. OTHER BUSINESS. Mayor Agenbroad called for the following motion:

A MOTION TO DONATE AN OUT-OF-SERVICE POLICE VEHICLE NO LONGER UTILIZED OR NEEDED BY OUR CITY TO THE CITY OF NELSONVILLE, OHIO, WHICH DOES NOT POSSESS THE RESOURCES TO PURCHASE A NEW VEHICLE. NELSONVILLE HAS HAD AN OFFICER KILLED THIS YEAR AS WELL AS MULTIPLE CRUISERS INVOLVED IN SERIOUS ACCIDENTS, PUTTING THEM IN GREAT NEED OF ASSISTANCE. THE 2017 FORD EXPLORER (Unit 173) WILL BE USED BY THE NELSONVILLE POLICE DEPARTMENT AS A REPLACEMENT PATROL VEHICLE TO HELP THEM CONTINUE TO OPERATE SAFELY.

Mayor Agenbroad presented the item for questions/comments of Council. No questions/comments.

Mr. Harding motioned. Ms. Iverson seconded the motion.

No discussion.

VOTE: Agenbroad, Yes; Chmiel, Yes; Hanson, Yes; Harding, Yes; Brunner, Yes; Ridd, Yes; Iverson, Yes. [7-0]

ITEM 9. FINAL COUNCIL AND MANAGER COMMENTS. Mr. Chmiel commented that he would like to give special thanks to the members of the Planning Commission and all of the City staff members for all of the work they have put into the Easton Farm proposal, particularly City Planner Dan Boron. The members of this Council take our service to the residents of Springboro very seriously. The development of our City has always been a top priority. Together, we have worked hard to make good, unemotional and well-researched decisions. For example, the Austin Road I-75 Interchange design and construction, which has greatly improved the mobility of everyone that uses that route. The development of Wright Station and the beautification of our town center, and building a Performing Arts Center, which supports the Springboro Chamber of Commerce, theater, dance and art and the current tenants are drawing crowds of residents for enjoyable experiences as well. Redevelopment of the

SR741/SR73 intersection has made a substantial improvement to the traffic flow as well. We have been instrumental in the redevelopment of the K-mart center with a new supermarket soon to open and improved pedestrian and beautification of the Historical District. Our intention is to make the best decision on the Easton Farm property to serve the current and the future of our City, and we appreciate all of the input we have received from our residents. Thank you.

There were no further comments under Item 9.

ITEM 10. GUEST COMMENTS. Mayor Agenbroad invited any guests that wished to be heard to approach the podium, state their name and address for the record, and make their comments accordingly. Mayor Agenbroad stated that any guests that wished to be heard may only comment on issues not related to the topic of the Public Hearing. Mayor Agenbroad explained that there would be a second chance to comment on the Easton Farm at the second reading of the ordinance to rezone that property.

Guest Comments are summarized as follows:

1) Craig Salmon-Gilmore, 8066 Country Brook Court – Mr. Gilmore commented that he wished to thank Council for their support of the first Juneteenth event. The event was successful despite the torrential rain. Surprisingly, about 10:30-11:00AM, the sun started to come out and the forecast for rain later in the afternoon never came, and people continued to show up leading up to the close of the event. Mr. Gilmore commented that it was a great event; they look forward to it next year and folks are excited about it. Mr. Gilmore again thanked the Mayor and City Manager for getting behind the event and all of City Council for all of the work they have done to support the event behind the scenes. This is our community and we want to make our community proud. Thank you again.

Mayor Agenbroad thanked Mr. Gilmore for all of his hard work and passion in carrying out the Juneteenth event and thanked him for his comments.

2) Cheryl Dillin, 155 West Central Avenue – Ms. Dillin commented that she wanted to give an update on the Wright House. Ms. Dillin commented that Mr. Dillin gave an update on the progress at the Wright House a couple of weeks ago, but if you have driven by recently it looks dramatically different than it did two weeks ago. Ms. Dillin further commented that she stressed over the color scheme and hope everyone likes it. The painting is mainly finished and the shutters were put back on today. They did bury the electric; the power is on, and they will be taking the poles out of the property. They have also dug out the trenches and put in the new parking and they fixed some plumbing that went uphill. They are now finishing up the porch and putting up some new lights. They will be back to the Architectural Review Board in September for approval of some additional upgrades to the exterior. Ms. Dillin thanked everyone for their support on this project, and they hope everyone has a chance to drive by and take a look at it; they think it looks lovely.

Mayor Agenbroad commented that the house looks outstanding; they did a great job, and he thanked Mrs. Dillin for her comments.

3) Donald Cummings, 173 Deer Trail – Mr. Cummings stated that he wanted to comment on Mr. Chmiel's previous comments concerning some of the projects that City Council has worked together on creating for our community. Mr. Cummings commented on Kacie Jane Park, E. Milo Beck Park and all of the community parks his family visits all the time. They especially love the turf that was installed because on rainy weekends, it is hard to go to some of the parks and not come home covered in mud and that has been a tremendous benefit to his family. His son just turned three in June and learned how to walk at the water park and his daughter will turn one on August 26 and she is currently crawling around the water park and the turf, and staying out of the mud. They do love hiking down at E. Milo Beck, and they also

jog around and his son rides his bike around the dog park. All of these parks are fabulous, but just next to North Park they avoid because there tends to be just a little bit more other children around and it tends to be a little crowded and it is a little easier with only four child swings to go somewhere else. Mr. Cummings commented that he wanted to say thank you and comment that he uses these parks and believes they are a huge benefit and he appreciates it.

Mr. Chmiel commented that he appreciates Mr. Cummings comments. Mr. Chmiel also stated that his goal in making his comments was to allow everyone to know that Council does make multi-million dollar decisions and he was trying to cover the bigger infrastructure and community projects that Council has made these decisions on.

Mayor Agenbroad thanked Mr. Cummings for his comments.

No other guests came forward.

ITEM 11. EXECUTIVE SESSION. No Executive Session.

ITEM 12. ADJOURNMENT. Mayor Agenbroad thanked the MVCC for tonight's telecast and scheduled rebroadcasts of this Springboro City Council Meeting.

Mayor Agenbroad called for a motion to adjourn the Thursday, August 19, 2021 Springboro City Council Regular Meeting at approximately 9:00 PM.

Mr. Harding motioned. Ms. Ridd seconded the motion.

No discussion.

VOTE: Iverson, Yes; Agenbroad, Yes; Chmiel, Yes; Hanson, Yes; Harding, Yes; Brunner, Yes; Ridd, Yes. [7-0]

—MEETING ADJOURNED—



John H. Agenbroad, Mayor

John H. Agenbroad

Presiding Officer



Lori A. Martin, Clerk of Council