

VILLAGE OF SOUTH LEBANON
REGULAR MEETING MINUTES
OCTOBER 1, 2015
6:30 P.M.

1. Mayor Lawhorn opened the meeting at 6:30 p.m. with the Pledge.
2. Linda Allen – Present Sue Johnson - Present
Randall Atkins – Present Steve Riley – Present
Jim Boerio – Present James Smith – Present
3. Mayor Lawhorn opened the floor to the public:

Scott Doughman – 260 E. Forrest Ave. – stated he wanted to congratulate council and say he is pleased with the expansion on the other side of St. Rt. 48 and he congratulated council on presiding during this potential expansion.
4. Mayor Lawhorn presented as an emergency, Resolution 2015-30 awarding the Shepherd's Crossing punch list improvements. Administrator Haddix explained that this is money we have collected from the bond and the sale of lots. He said the estimate of the project was \$107,000.00 and we received a bid from J.K. Meurer of \$97,401.00. He said the emergency is we need to get this done before the end of the year. He said the street is deteriorating at a fast rate. A motion to waive the reading rule was made Smith, seconded by Atkins, all yeas. A motion to adopt Resolution 2015-30 was made by Boerio, seconded by Smith, all yeas.
5. Mayor Lawhorn presented as an emergency, Ordinance 2015-10 to authorize the signing of the consent of issuer for the TIF rollover bond. Fiscal Officer Louallen explained that council authorized the signing of TIF documents but this is an additional document that needs to be sent back as soon as possible. A motion to waive the reading rule was made by Smith, seconded by Riley, all yeas. A motion to adopt Ordinance 2015-10 was made by Allen, seconded by Riley, all yeas.
6. Mayor Lawhorn held the first reading of a resolution authorizing a zoning change for 47.972 acres from R-3 single/multiple family PUD to R-3 single/multiple family and 20.971 acres from I-1 light industry to R-3 single/multiple family and 7.867 acres from I-1 light industry to R-3 single/multiple family for a total of 76.80 acres. The resolution was read by Solicitor McGary in its entirety. See attached.
7. Administrator Haddix reviewed his memo. He said he is requesting a formal motion to express council's intent to renovate the old school house. He said the rough estimate for cost of renovation is \$750,000 to \$1,000,000. Jerry

stated two projects he believes are key to our future, one is St. Rt. 48 and Mason Morrow Milgrove Road intersection and the second being the old school renovation. He said he has three reasons for that. He stated we are out of space in this building and can't provide the services necessary to our residents. He said as far as cost efficiency estimates, it will be a difficult project but cost and long term wise it will be a worthwhile venture. Jerry said when the school left, it left a void in the downtown area. He said he believes that the core of your community is where you grow from. He said the third one is probably most important. Jerry said he passed out the criteria used by HUD and the county CDBG program. Jerry said this shows low to moderate income percentage, which is how the CDBG program determines eligibility and we are third highest on the eligibility list. He said it is sobering to look at these numbers and say what has gone wrong. Jerry said the way to turn that around is to show the village can do something right and the way to do that is to take the school house that has been a part of the community for over sixty years and turn it back into part of the community. Mayor Lawhorn said what he is asking for is council to by motion, not to spend money tonight, but to show the intent to revitalize that building. Mayor Lawhorn said Jerry is talking to people every day about prices but needs the support of council to move forward with this project. A motion to show the intent was made by Atkins, seconded by Smith, all yeas.

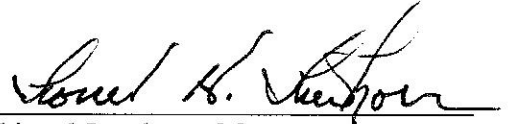
8. Mayor Lawhorn presented the invoices for approval. A motion to pay the invoices was made by Riley, seconded by Allen, all yeas.
9. Smith stated the reason we have the school house today is the ground work by former administrator John Louallen. He said it was council's wishes to control the property and it was John's negotiating that made that happen and he is glad to see it going forward.
10. Allen asked if on the ordinance that was read, do we need to do a second reading at the Workshop. Mayor Lawhorn said we can't, it has to be three separate days.
11. Sgt. Boylan stated he has been on vacation and has not downloaded the stats. He said when the speed machine flashes different speeds as you go by, it is counting cars several times, so keep that in mind. He said he has assigned a deputy on Vista Ridge the key times, he said he was there about fifteen minutes before he had to take a call and issued several warnings for rolling through stop signs. He said it shows everyone we are up there. He said most people do it so frequent they don't even know they do it, so flashing lights behind them will remind them to stop completely. Sgt. Boylan said he counted twenty to twenty two cars going both ways, he does not know if traffic has picked up any.

Boerio said traffic has picked up and 5:00 – 6:30 p.m. last evening was totally out of control. He said he would request that Sgt. Boylan be a more vigorous in your enforcement.

12. Atkins said he got complaints on Ilene again and he told them we are working on the problems. Boerio said at the last meeting we discussed traffic and it seems to be throughout the community. Sgt. Boylan said he can't control volume. Boerio said we need a concerted effort to gain control of it and he believes if we had some vigorous enforcement, people would begin to get the message that South Lebanon is serious about this. Boerio said he has seen people throughout the community running through stop signs and it is a wide spread problem. Sgt. Boylan said he is not saying it is not, but he only has one guy working a shift and he is handling calls too. Discussed that it is a problem everywhere.
13. Mayor Lawhorn stated Zoar Road will be closed for three weeks. Sgt. Boylan said we may need to ask for another deputy in the future.
14. A motion to adjourn the meeting was made at 7:00 p.m. by Boerio, seconded by Riley, all yeas.



Sharon Louallen, Fiscal Officer



Lionel Lawhorn, Mayor

VILLAGE OF SOUTH LEBANON, OHIO
ORDINANCE NO. 2015- 11

AN ORDINANCE APPROVING ZONING MAP AMENDMENTS TO CERTAIN PROPERTIES IN THE VILLAGE OF SOUTH LEBANON, CONSISTING OF 47.972 ACRES FROM R-3 [SINGLE AND MUTIPLE FAMILY RESIDENTIAL DISTRICT] WITH A PLANNED UNIT DEVELOPMENT OVERLAY TO R-3 [SINGLE AND MUTIPLE FAMILY RESIDENTIAL DISTRICT] , 20.971 ACRES FROM I-1 [LIGHT INDUSTRIAL DISTRICT] TO R-3 [SINGLE AND MUTIPLE FAMILY RESIDENTIAL DISTRICT], AND 7.867 ACRESS (OF A 42.789 ACRE PARCEL) FROM I-1 [LIGHT INDUSTRIAL DISTRICT] TO R-3 [SINGLE AND MUTIPLE FAMILY RESIDENTIAL DISTRICT], FOR A TOTAL OF 76.810 ACRES

WHEREAS, on July 30, 2015, HPA Management Group, LLC, as Agent for the Owner, Lebanon Mason, LLC ("Applicant"), filed an application for Rezoning 111.490 acres in the Village of South Lebanon including rezoning 34.68 acres of a 42.789 acre parcel from I-1 [Light Industrial District] to B-2 [General Business District], and rezoning the remaining 7.681 acres of the 42.789 acre parcel along with a 20.971 acre parcel from I-1 [Light Industrial District] to R-3 [Single and Multiple Family Residential District], and rezoning a 47.972 acre parcel from R3 PUD [Single and Multiple Family Residential District with a Planned Unit Development Overlay] to R-3 [Single and Multiple Family Residential District], in order to develop a mixed-use development to be known as Rivers Crossing South; and,

WHEREAS, in accordance with Section 15.7.7 of the Village of South Lebanon Zoning Regulations (Zoning Regs), on August 18, 2015, being within the required 60 day time period, the Village Planning Commission, heard the aforementioned Rezoning Application and issued its recommendation to the Village Council that the zoning amendment be granted, as requested; and,

WHEREAS, in accordance with Section 713.12 of the Revised Code and Section 15.7.8 of the Zoning Regs, the Village Council scheduled the Rezoning Application for a public hearing; and,

WHEREAS, prior to the said public hearing, the Applicant modified, in writing, the rezoning application by reducing the total acreage from 111.490 to 76.810 acres (specifically, Applicant withdrew the request to rezone 34.68 acres from I1 to B2); and,

WHEREAS, the Village Council held the public hearing on September 24, 2015 at 6:00 P.M., after publication and other proper notice thereof, to consider the recommendation of the Planning Commission to amend the zoning map by rezoning the following identified properties, to-wit:

<u>Owner(s)</u>	<u>Property Address</u>	<u>Parcel No.</u>	<u>Acreage</u>
Lebanon Mason, LLC	-0- W. Mason- Morrow-Millgrove Rd. Lebanon, OH 45036	12-01-151-004	47.972 ac.
Lebanon Mason, LLC	1151 W. Mason- Morrow-Millgrove Rd. Lebanon, OH 45036	12-01-151-006	20.971 ac.
Lebanon Mason, LLC Morrow-Millgrove Rd. Lebanon, OH 45036	-0- W. Mason-	Pt.-12-01-151-002	7.867 ac. of 42.789 ac.

WHEREAS, upon considering the recommendation of the Planning Commission, a copy of which is incorporated by reference herein, and testimony received during the public hearing from the Applicant (and no other persons having testified), the Council finds the process has been in accordance with Article 7 [Amendment Procedures], and adopts the recommendation of the Planning Commission.

NOW, THEREFORE, BE IT RESOLVED by the Council of the Village of South Lebanon, Ohio, at least three-fourths of all members elected thereto concurring:

Section 1. That the Council does hereby amend the official Zoning Map of the Village of South Lebanon, Ohio, as follows:

<u>Property Address</u>	<u>Parcel No.</u>	<u>Acreage</u>	<u>Zoning Classification</u>
-0- W. Mason- Morrow-Millgrove Rd. Lebanon, OH 45036	12-01-151-004	47.972 ac.	from R-3 PUD to R-3 [Single & Multiple Family Residential]
1151 W. Mason- Morrow-Millgrove Rd. Lebanon, OH 45036	12-01-151-006	20.971 ac.	from I-1 [Light Industrial] to R-3 [Single & Multiple Family Residential]

-0- W. Mason-
Morrow-Millgrove Rd.
Lebanon, OH 45036

Pt.-12-01-151-002 7.867 ac. from I-1 [Light Industrial
of 42.789 ac. to R-3 [Single & Multiple
Family Residential]

Section 2. Upon the expiration of this Ordinance having been fully and distinctly read on three different days, and the period of referendum provided by law (the effective date being 30 days after the date of adoption), within fifteen (15) days of the effective date, the Zoning Administrator shall amend the Official Zoning Map to reflect the zoning changes in accordance with Sec. 15.7.14 [Zoning Map Amendments] of the Zoning Regs.

Section 3. That the Council is acting in its legislative capacity in approving this Ordinance.

Section 4. That the recitals contained within the Whereas Clauses set forth above are incorporated by reference herein.

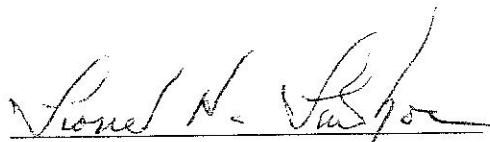
Section 5. That it is found and determined that all formal actions of the Council concerning and relating to the adoption of this Ordinance were adopted in an open meeting of Council in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

Approved this 5th day of ~~November~~ 2015.

Attest:



Sharon Louallen, Fiscal Officer/Clerk



Lionel Harold Lawhorn, Mayor

First Reading - 10/1 /2015
Second Reading - 10/15/2015
Third Reading - 11/5/2015

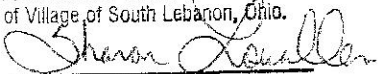
Vote - 6 Yeas
 Nays

Effective Date - / /2015

CERTIFICATE OF POSTING

I, Sharon Louallen, Fiscal Officer of the Village of South Lebanon, Ohio do hereby certify I posted a true and accurate copy of this ordinance or resolution, summary of ordinance or resolution, or statement, order, proclamation, notice or report at five public places within the Village as authorized by Section 731.25 of the Ohio Revised Code and Ordinance 96-08 of Village of South Lebanon, Ohio.

11-6-15
Date


Sharon Louallen
Fiscal Officer
Village of South Lebanon,
Ohio

Prepared by and approved as to form:

BRUCE A. McGARY
VILLAGE SOLICITOR
SOUTH LEBANON, OHIO

By:

Bruce A. McGary

Date:

11/5/15

