

**VILLAGE OF SOUTH LEBANON
WORKSHOP MEETING MINUTES
DECEMBER 6, 2018
8:31 P.M.**

1. Mayor Smith calls the meeting to order.

2. ATTENDANCE:

Linda Allen – Present

Jim Boerio – Present

Linda Burke – Present

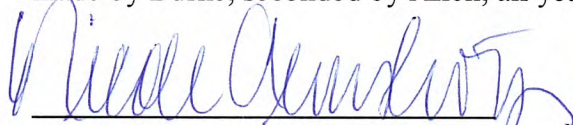
Bryan Corcoran - Present


Bill Madison – Present

Rolin Spicer – Present

3. Robert Glover, 6236 Old Forest Drive, Heritage/Miami Bluffs– Mr. Glover said that he was not at the first meeting about the subdivision going in on Grandin Road. Mr. Glover stated that he developed Willow Pond, which is contiguous to this property. This property is zoned industrial and he thinks it is the appropriate use for it. Mr. Glover said he recently became aware that this property was annexed into South Lebanon and his understanding is the subdivision being put in is a very dense, small lot, starter home subdivision. A small \$175,000 home does not carry the cost of the kids that go into the school system. Little Miami School District struggles because it has to be supported by residential developments and a limited number of commercial developments. To take away the light industrial zoning puts the Little Miami School District at a disadvantage. Madison asked when Mr. Glover developed Willow Pond. Mr. Glover said the project started twenty-three years ago. Madison said individuals from Willow Pond would come through this property to gain access to Grandin Road rather than the reverse. Madison asked if the Willow Pond residents want a light industrial environment attached to their neighborhood. The reality is we could have 177 homes or businesses that generate 1,500 employee with trucks coming and going. Mr. Glover said that wouldn't be a negative because we need industry and business.
4. Mike Owens, 1711 Calm Stream Lane, Heritage/Miami Bluffs – Mr. Owens said we have a very active community with a number of talented residents and we will take issue with what type of development goes in. If you look at the intersection of Striker Road and Grandin Road it will be a very dangerous intersection with another 160 homes. Allen asked Mr. Owens if he opposes the property going to residential zoning or what is going in there. Mr. Owens said no, we just want to express our concern about whatever is done it is done correctly.
5. Matthew Bonzella, 1372 Grovesedge Drive, Heritage/Miami Bluffs – Mr. Bonzella wanted to address the traffic concerns from the Willow Pond to the property in question. Mr. Bonzella feels there will be far less traffic if the property zoning stays light industrial. In addition, he feels that this will overload the School District.

6. Mayor Smith asked for a motion to adjourn the meeting at 8:54 p.m. A motion made by Burke, seconded by Allen, all yeas.


Nicole Armstrong, Fiscal Officer


James D. Smith, Mayor