

**VILLAGE OF SOUTH LEBANON**  
**REGULAR MEETING MINUTES**  
**JULY 16, 2020**  
**6:30 P.M.**

1. Mayor Smith opened the meeting at 6:30 p.m. with the Pledge.

2. ATTENDANCE

Linda Allen – Present	Maryan Harrison - Present
Linda Burke – Present	Bill Madison – Present
Bryan Corcoran – Present	Rolin Spicer – Present

3. Mayor Smith opened the floor to the public.

Mayor Smith closed the floor to the public.

4. Tabled from the Special Meeting on July 9, 2020.

Administrator Haddix provided a recap of the Planned Unit Development (PUD) and zoning map amendment process for the Rivercreek Lofts development. The Village has fulfilled all requirements including public participation for the approval of the zoning map amendment and preliminary development plan per article 7 and 14 of the Village Zoning Code.

Mayor Smith asked if there are any questions relating to this development. Mayor Smith stated that there is gravel mining on Mason-Morrow-Millgrove Road and this development will provide a nice gateway to our community. Mayor Smith said he recommends this project, and it has been a pleasure working with the developers.

Burke stated that this is an incredible development and as a community we are always growing. This development will help us to revitalize our historical downtown and will be a great compliment to our community. We need to be aware of what is going on around us and to the future.

Allen stated that this development is beautiful and cohesive to our comprehensive plan. There have been comments that some people want to keep our village small but feels that the new development has helped to sustain the downtown. The school district will receive their funds and our First Responders will be supported and stated this project works great for our area.

Madison added that the zoning map amendment makes sense from business to residential. The roads around this development have been upgraded. The location of the project will be naturally scenic. The developer has worked with Little Miami Conservancy to leave a portion undisturbed. Madison feels this development will be a gateway to our community and will improve this area by improving it. This development will be an asset to our community.



ORDINANCE 2020-15, THIRD READING: AN ORDINANCE APPROVING ZONING MAP AMENDMENT TO A CERTAIN PROPERTY IN THE VILLAGE OF SOUTH LEBANON, CONSISTING OF 30.54 ACRES FROM B-2 [GENERAL BUSINESS DISTRICT] TO R-3 [SINGLE AND MULTI-FAMILY RESIDENTIAL DISTRICT]

A motion to adopt was made by Madison, seconded by Corcoran. Vote: 5 – yeas (Allen, Burke, Corcoran, Harrison, Madison) 1 – nay (Spicer).

5. Tabled from the Special Meeting on July 9, 2020.

ORDINANCE 2020-16, THIRD READING: AN ORDINANCE APPROVING THE PLANNED UNIT DEVELOPMENT PLAN AT 1771 MASON-MORROW-MILLGROVE ROAD IN ACCORDANCE SECTION 15.14.15 OF THE VILLAGE ZONING REGULATIONS

A motion to adopt was made by Madison, seconded by Corcoran, all yeas.

6. Tabled from the Special Meeting on July 9, 2020.

Discussion and any necessary action related to the property located at 4926 Lebanon Road.

Haddix explained the process if council were to agree to allow this address to connect to Warren County for sewer service. The South Lebanon tap fee has already been paid by the property owner. Madison asked Haddix what the cost would be to the taxpayer if we were to allow the connection to Warren County. Haddix stated that we would need to negotiate terms with Warren County, revenue loss, legal fees, and time associated with the Ohio-Kentucky-Indiana Regional Council of Governments (OKI) process which is lengthy. Haddix stated if the sewer system were not already available then it would be a different story, but it is already there. Madison asked if council action is needed. Mayor Smith asked for clarification from Solicitor Revelson. Solicitor Revelson said this does not affect our zoning code so if council wishes to approve or deny the owner's written request, a motion will suffice. Allen asked the property owner, Mr. Peredrey, at the July 2<sup>nd</sup> meeting you stated that you would like this process completed fairly quickly and asked him if this process were to move forward that it would take time to complete. Mr. Peredrey stated that he would like to see this process completed quickly because he already has his foundation poured and to meet with the Warren County Water and Sewer Department, he needs to present to them his plan. Allen stated that the most expedient way would be to attach to our sewer. If the request were to be approved, there would be a process involved and it would take time. Madison stated at the expense of the taxpayer. A motion to deny the request was made by Madison as the developer already understood what needed to happen when he purchased the property, the Village has invested a great deal of our funds to develop our sewer system which is fully capable of servicing this property, and to abandon that process would cost the taxpayers additional time and money. Corcoran seconded the motion as he is concerned about the precedent this would set. Vote: 3 – yeas (Burke, Corcoran, Madison) 3



– nays (Allen, Harrison, Spicer). Tie Vote. Mayor Smith voted yea. Request denied.

7. Mayor Smith stated that we have a Public Hearing for the Planned Unit Development (PUD) preliminary development plan for the Redwood USA, LLC development.

Haddix stated that tonight's public hearing is for the Redwood USA, LLC rezoning and PUD. On June 3, 2020, the Planning Commission met and unanimously approved the zoning change preliminary development plan with conditions. On April 28, 2020, Redwood USA, LLC, the Applicant, submitted an application to rezone the property located along Mason-Morrow-Millgrove Road to construct 110 two-bedroom apartments in 23 single story buildings.

The conditions approved by the Planning Commission:

1. Secondary entrance along Mason-Morrow-Millgrove Road to be a right-in and right out only access;
2. All streets within this development will be privately maintained;
3. In lieu of mounding, 100 evergreen trees will be planted along the frontage of Mason-Morrow-Millgrove Road;
4. Meet Village and FEMA floodplan permitting requirements; and
5. Address the questions/comments of the Union Township Fire Department

Greg Thurman, Acquisitions and Project Manager, Redwood USA, LLC – Mr. Thurman stated that he has been in Hamilton County his entire life, except for his years in the service, and over 40 years in this industry. Mr. Thurman provided a visual presentation of who Redwood is and what Redwood builds. We build single-story, two-bedroom, two-bath, two-car attached garage apartments. Redwood USA, LLC has been in business since 1991, over 12,000 units, over 1 billion in assets, resident focused, high lease portfolio rate, on-site leasing agent, and on-site maintenance agent who resides on property. Corcoran asked for clarification of the high lease portfolio rate. Mr. Thurman stated of our over 12,000 units that 98% are occupied. Corcoran asked if there is an age requirement to reside in the community. Mr. Thurman said no. Our demographics are empty-nesters, young professionals, and the rent cost is \$1,400 - \$1,800 a month. Redwood also is in receipt of 98% of our rent rolls so our tenant screening process is a good one. There is a need, and we have a formula for rental opportunities that are upscale, and they feel just like a home to our home renters. This development is on 41 acres, so it is an extremely low-density situation. The Redwood communities create positive tax revenues as our active seniors and younger professionals do not draw on the First Responders or schools. We have a very low percentage of residents that will have school age children. Of our complete portfolio nationwide, only 5% will have school age children, creating positive tax revenues, which is good for a community. The required green space is 20% and we are proposing 64%. The general size of our units are 1300 sq. feet with a 400 sq. foot attached garage.

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Corcoran asked Mr. Thurman who handles snow removal. Mr. Thurman said Redwood. Corcoran asked about the property management. Mr. Thurman stated they are there 24/7 on-site.

Madison stated that he is favor of the development. It has a small footprint with empty-nesters and professionals and small number of children which will be less of a burden on our schools and roads. When this went through the Planning Commission public hearing, we had some individuals from the neighboring community, Riverside, and there were some comments made about the in/out and traffic on their street that outlets to Mason-Morrow-Millgrove Road and were satisfied with adding the second entrance and had positive comments about this development.

Mayor Smith thanked Mr. Thurman for his presentation.

Burke asked Mr. Thurman how long this will take to develop. Mr. Thurman said eighteen months.

Harrison asked the age group that are attracted to these developments. Mr. Thurman said 50% are ages 55 +. A large percentage of First Responders, schoolteachers, professionals, hospital workers who don't have the traditional 8 a.m. to 5 p.m. hours.

Mayor Smith stated that the public hearing is officially closed.

8. ORDINANCE 2020-17, FIRST READING: AN ORDINANCE APPROVING ZONING MAP AMENDMENT TO A CERTAIN PROPERTY IN THE VILLAGE OF SOUTH LEBANON, CONSISTING OF 41.031 ACRES FROM I-1 [LIGHT INDUSTRIAL DISTRICT] TO R-3 [SINGLE AND MULTI-FAMILY RESIDENTIAL DISTRICT]
9. ORDINANCE 2020-18, FIRST READING, AN ORDINANCE APPROVING THE PLANNED UNIT DEVELOPMENT (PUD) PRELIMINARY DEVELOPMENT PLAN ON MASON-MORROW-MILLGROVE ROAD IN ACCORDINANCE WITH SECTION 15.14.15 OF THE VILLAGE ZONING REGULATIONS
10. RESOLUTION 2020-30 A RESOLUTION APPROVING AND AUTHORIZING THE MAYOR AND FISCAL OFFICER TO EXECUTE A PROJECT GRANT AGREEMENT WITH THE OHIO PUBLIC WORKS COMMISSION IN THE AMOUNT OF \$222,314.00 FOR THE CONSTRUCTION OF THE MASON-MORROW-MILLGROVE ROAD PHASE II PROJECT IN THE VILLAGE OF SOUTH LEBANON, AND DECLARING AN EMERGENCY

Haddix stated that this is for road improvements from where phase I ended to the Lebanon bike trail on Mason-Morrow-Millgrove Road.

A motion to waive the three reading rule was made by Allen, seconded by Corcoran, all yeas. By title only, Resolution 2020-30, a motion to adopt was made by Madison, seconded by Burke, all yeas.

#### 11. AUTHORIZATION OF INVOICES

A motion to authorize the invoices for payment was made by Allen, seconded by Corcoran, all yeas.

#### 12. APPROVAL OF THE JUNE FINANCIAL STATEMENTS

A motion to approve the financial statements was made by Madison, seconded by Burke, all yes

#### 13. APPROVAL OF MEETING MINUTES PENDING NO CORRECTIONS OR ADDITIONS:

Regular Meeting – March 5, 2020  
Workshop Meeting – March 5, 2020  
Special Meeting – March 12, 2020  
Regular Meeting – April 2, 2020  
Regular Meeting – April 16, 2020  
Special Meeting – April 30, 2020  
Regular Meeting – May 7, 2020  
Regular Meeting – May 21, 2020

A motion to approve the minutes for all dates was made by Burke, seconded by Corcoran, all yeas.

14. Mayor Smith reported that McDonalds has decided to push back construction for a year and Waffle House has also decided to push back construction.

15. Haddix reported that yesterday was the application deadline for the Court Clerk position at the Village. We received numerous high-quality applicants.

Haddix noted that the Environmental Protection Agency (EPA) rescinded the order for no utility shut offs and late fees. This notification will be put on the next utility bills.

Haddix stated that we received notice today from Ohio Department of Transportation (ODOT) awarding the grant funding for the crosswalk at SR 48/Corwin Nixon Blvd.

16. Corcoran stated over the summer we made do with the teleconferencing of the council meeting and he suggested with the Coronavirus Aid, Relief, and Economic Security Act (CARES) grant funds that we consider some type of video teleconferencing to allow people to live stream the meetings in case of another shutdown. Haddix stated that we are looking at that.



17. Madison inquired about the Village clean-up date. Haddix said we are working on the date.

Madison asked Mayor Smith if restitution for street repairs from ODOT has been requested due to the SR 48 bridge closure. Mayor Smith stated that we are putting that information together.

Madison asked Fiscal Armstrong if we are now receiving an influx of tax returns with the July 15<sup>th</sup> due date. Armstrong stated it has definitely picked up and we know more at the close of this month.

18. Burke stated that she has witnessed a great deal of speeding on Lebanon Road (Punkin Brown Hill) and in town.

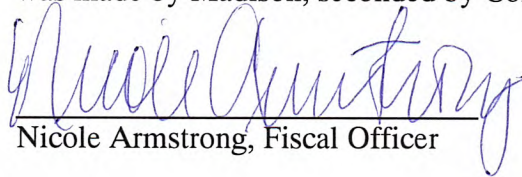
Burke thanked everyone for the great job that they are doing and is glad to these projects moving forward.

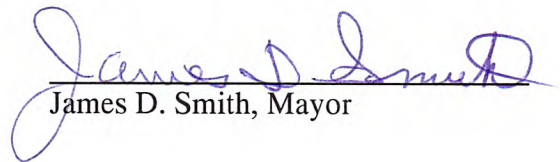
19. Harrison echoed Burke's comments and for our police protection.

On August 2, 2020 at 10:30 a.m., a Community Care Day will be held at Kings Point Church of God and they would be honored if any of us would be able to attend.

The South Lebanon Historical Society open house will be this Saturday, August 18, 2020 from 1 p.m. to 3 p.m.

20. Mayor Smith asked for a motion to adjourn the meeting at 8:06 p.m. A motion was made by Madison, seconded by Corcoran, all yeas.

  
Nicole Armstrong, Fiscal Officer

  
James D. Smith, Mayor