

**CITY OF SOUTH LEBANON
SPECIAL MEETING MINUTES
February 23, 2023
6:00 P.M.**

1. Mayor Smith opened the meeting at 6:00 p.m. with the Pledge.
2. ATTENDANCE

Linda Allen – Present
Linda Burke – Present
Brenda Combs – Present

Maryan Harrison – Present
Bill Madison – Present
Rolin Spicer – Present

Mayor Smith stated that there were a couple of things they needed to go over before starting the hearing.

There is a party that has requested a zoning change so give them the dignity that they should have. This needs to be conducted professionally, everyone will have a say, and no clapping.

Anyone that would like to testify will be sworn in; if you give testimony, you must be sworn in. Everyone raised their right hands “Do you solemnly swear or affirm under oath to tell the truth, the whole truth, and nothing but the truth so help me God” the group responded with “I do”.

NEW BUSINESS

3. PUBLIC HEARING FOR THE REZONING OF 10.655 ACRES OF PROPERTY LOCATED ON STATE ROUTE 48 (PARCEL# 12-01-451-002) FROM R-1 [SINGLE FAMILY RESIDENTIAL DISTRICT] TO B-2 [GENERAL BUSINESS DISTRICT] AS SUBMITTED BY OWNER, GALE FROEHLICH

Jerry Haddix commented that tonight is the Public Hearing for the rezoning request of Gayle Froehlich; 10.655 acres located on State Route 48, parcel# 12-01-451-002 from R-1 Single Family Residential to B-2 General Business District.

After the application was submitted by the applicant the City Planning Commission met on January 10, 2023 and recommended approval of the rezoning request. The recommendation was forwarded to the Council and the Council set the Public Hearing for today, February 23, 2023. After the Public Hearing was set it was advertised in the newspaper on January 22, 2023 which is at least 30 days in advance of the Public Hearing as required by the City’s Zoning Code. Notice to contiguous property owners was mailed on January 25, 2023 which is at least 20 days in advance of the Public Hearing as required by the City’s Zoning Code. Today is the required Public Hearing, after this hearing the Council has 30 days to adopt, deny, or modify the recommendation from the Planning Commission.

The property at the NW corner of State Route 48 and Winding River Blvd.: the owner is Gayle Froehlich, the current zoning is R-1, the proposed zoning is B-2 (General

Business). The 2021 Comprehensive Plan Future Use Map shows this as a mixed-use property. The golf course is located on the west and south sides of this property with State Route 48 being on the east side. At the Planning Commission meeting the Planning Commission determined that in addition to the Future Land Use Map as well as the surrounding uses the Planning Commission recommended approval to the City Council.

Richard Tittermary, representative for Gayle Froehlich and a relator with Sibcy Cline gave a presentation beginning with a history of the property and Froehlich family including their love of farming and horses. He continued to explain how the property was split up with the Rivers Bend community being built on the 300+/- acres leaving the 10.655 acres. The City of South Lebanon did annex these remaining acres and with the help of Warren County corrected the ingress and egress issues. Mrs. Froehlich has tried to sell the property many times over the last 15 years as Residential however it has been difficult since the property is located next to busy State Route 48 and surrounded by upscale homes.

They would like to ask for consideration in rezoning the 10.655 acre parcel to B-2 which would be a more ideal use of the land. He has worked with investors over the years who have franchises with Marriott, Hyatt, and Hilton. A quality hotel would be an asset and convenience to the citizens of the area. Hotels can be built on 3 acres or less. They would also offer an opportunity for a high-end restaurant, like Jeff Ruby or Eddie Merlot, to build on there; they would only need about 2 acres. They feel that a quality hotel and restaurant would add employees with payroll taxes and additional revenue to the South Lebanon tax base. An example of this idea from Adams Pointe Golf Club outside of Kansas City was shown to the Council and Public.

A message from Mrs. Froehlich was read. It is not my objective to distract from the wonderful Rivers Bend Community but to add amenities that would enhance and provide convenience to everyone. She would be open to a veterinarian office, a daycare center, a luxury spa, a hair salon or other businesses that would benefit the community.

Andrew Meier stated that during the Public Hearing the Council has the ability to ask questions of the applicant or anyone who speaks and then the individuals have the chance to answer the questions.

Jerry Haddix shared that he had been contacted back in January 2023 by Kurt Weber, Chief Deputy Engineer for Warren County, regarding the rezoning request for this property. He went on to share what was in the email including that the property is within South Lebanon however Winding River Blvd. is within the township. The proposed access would be off Winding River Blvd. so his office will require an Access Permit Application due to the change in use along with a Traffic Impact Study. This study will include looking at the signal light at intersection State Route 48, Winding River Blvd., and Dwire Road. ODOT will also be involved in the review since the intersection is under their jurisdiction.

Meier stated that each Council Member has the right to chose how they want to vote. Typically, the options are yes, no, or to abstain. Burke added that abstaining is a yes vote, you must recuse yourself for it to not be a vote.

The following individuals spoke regarding the proposed rezoning of Parcel# 12-01-451-002. The overall concerns involved greenspace, property values, safety, and traffic. All but one of those who spoke asked the Council to deny the rezoning with the one individual requesting it be tabled until a traffic and property value study could be completed.

Paul Hogya	245 Buena Vista Drive, South Lebanon
Glen Hofmann	978 West Wind Cove, Maineville
Jeff Forbes	600 Vine Street, Cincinnati
Scott Scheider	5141 Emerald View Drive, Maineville
Ronda Smith	756 Winding River Blvd., Maineville
Don Biedermann	5444 Grand Legacy Blvd., Maineville
Joseph Gspandl	4937 Whispering Creek Court, Maineville
Barbara Cooke	131 Chateau Valley Lane, South Lebanon
Ken Lundy	71 Chateau Valley Lane, South Lebanon
Nancy Powers	372 Buena Vista Drive, South Lebanon
Rick Flamm	5130 Vista Point Drive, Maineville
Barbara Sourjohn	440 Glenn Abbey Lane, Maineville
Allison Schneider	4910 Woodhaven Court, South Lebanon
Vinny Travee	4823 Stone Lake Drive, Maineville
Mark Sousa	1470 Shawnee Run Drive, Maineville

Mayor Smith closed the Public Hearing.

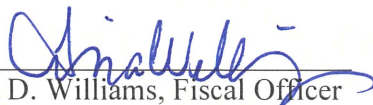
OLD BUSINESS

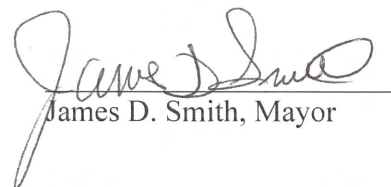
4. ORDINANCE 2023-02, THIRD READING, AN ORDINANCE APPROVING A ZONING MAP AMENDMENT TO A CERTAIN PROPERTY IN THE CITY OF SOUTH LEBANON, CONSISTING OF 10.655 ACRES FROM R-1 [SINGLE FAMILY RESIDENTIAL DISTRICT] TO B-2 [GENERAL BUSINESS DISTRICT]

Madison made a motion to deny the zoning map amendment for the 10.655 acres of property located on State Route 48, Parcel# 12-01-451-002, seconded by Linda Burke; Allen-yea, Harrison-yea, Combs-yea, Spicer-yea, Madison-yea, Burke-yea.

Mayor Smith stated that the motion has been rejected and the zoning will remain R-1.

5. Mayor Smith asked for a motion to adjourn the meeting at 7:14 p.m. A motion was made by Burke, seconded by Harrison, all yeas.


Petrina D. Williams, Fiscal Officer


James D. Smith, Mayor

For an audio copy of the February 23, 2023 minutes of the City of South Lebanon Council special meeting, please contact Fiscal Officer at twilliams@southlebanonohio.org.