

**City of Fairfield
Minutes
Regular Meeting of City Council
June 25, 2020**

Council-Manager Briefing

Pleasant Avenue Stone Wall

Mayor Miller called the briefing to order at 6:30 PM. Councilmembers present: Dale Paullus, Terry Senger, Tim Abbott, Chad Oberson, Mark Scharringhausen and Bill Woeste.

Staff members present: Mark Wendling, Dan Wendt, Greg Kathman, Scott Timmer, Carol Mayhall, Steve Maynard, Tiphany Howard, Alisha Wilson, Ben Mann, John Clemmons and Don Bennett.

Development Services Director Greg Kathman presented to Council about the condition of the Pleasant Avenue Stone Wall. See attached slides.

Business Meeting Call to Order

Mayor Miller called the Regular Meeting to order at 7:00 PM.

Prayer/Pledge of Allegiance

Councilmember Oberson led in prayer and Pledge of Allegiance.

Roll Call

Councilmembers present included:

Attendee Name	Title	Status	Arrived
Mark Scharringhausen	Council Member at Large	Present	
Chad Oberson	Council Member at Large	Present	
Bill Woeste	Council Member at Large	Present	
Leslie Besl	Council Member, 1st Ward	Excused	
Dale Paullus	Councilmember, 2nd Ward	Present	
Terry Senger	Councilmember, 3rd Ward	Present	
Tim Abbott	Council Member, 4th Ward	Present	
Steve Miller	Mayor	Present	

Councilmember Abbott, seconded by Councilmember Senger, moved to excuse Councilmember Besl. Motion carried 6-0.

Agenda Modifications

None.

Executive Session Requests

Councilmember Abbott, seconded by Councilmember Woeste, moved for Executive Session to discuss the status of collective bargaining. Motion carried 6-0.

Special Presentations and Citizen Comments

a. MH Equipment Proclamation

Councilmember Woeste presented a proclamation to MH Equipment for their recent large donation to the Fairfield Food Pantry and thanked them for their support of the Fairfield community.

b. Citizen Comments

Paul Hesse, 6305 Stonewall Lane - addressed Council to express that he is against changing the street name as has been brought up, because it will bring unnecessary cost and burden on the residents.

Stephen Hardwig, 5571 Lake Michigan Drive - addressed Council regarding construction for drainage issues on Muskopf and Rita Mae. He stated that there is currently a water issue there and he is concerned that it will get worse, requiring flood insurance. Mayor Miller referred him to Public Works Director Ben Mann.

Traci Johnson, 5577 Lake Michigan Drive - also addressed Council regarding the drainage issue on her street and her concerns that a larger pipe will increase the issue.

John Gerio, 5583 Lake Michigan Drive - also addressed Council regarding the drainage issues and stated that regular maintenance is needed in this area, which is not currently being done.

Judy Abbott, 218 Zach Court - addressed Council to thank the City for the port-potty at the dog park, however she is concerned that it is gone and the regular restroom is not handicap accessible. She also asked if the fireworks would shoot higher, which they will, and if we can have one of the new police vehicles wrapped in a patriotic wrap like Hamilton has.

Mayor Miller stated that Council will need to come up with a policy regarding changing of street names and that it will need to involve the residents.

Public Hearing(s)

2021 Tax Budget Public Hearing

Mayor Miller opened the public hearing at 7:24 PM. Clerk Wilson read the public hearing notice. There were no comments. Mayor Miller closed the public hearing at 7:25 PM.

2020 Zoning Code Amendments

Mayor Miller opened the Joint Public Hearing at 7:25 PM. Commissioners present: Bill Woeste, Dean Langevin, Melissa O'Brien, Don Hassler and Scott Lepsky. Commissioner Lepsky, seconded by Commissioner O'Brien, moved to excuse Commissioners Ritchie and Begley. Motion carried 5-0. Clerk Wilson read the hearing notice. Development Services Director Greg Kathman presented the proposed zoning amendments. See attached slides. Mayor Miller closed the public hearing at 7:40 PM.

Approval of Minutes

The Regular Meeting Minutes of June 8, 2020 were approved as written and submitted.

OLD BUSINESS AND REPORTS

Community & Public Relations Committee

Dale Paullus, Chair; Leslie Besl, Vice Chair; Terry Senger, Member

Development Services Committee

Bill Woeste, Chair; Tim Abbott, Vice Chair; Mark Scharringhausen, Member

Ordinance to adopt new Section 1143.261 and Subsection 1157.04(f) and amend Subsection 1157.04(e) of the Planning and Zoning Code of Ordinance No. 166-84, the Codified Ordinances of Fairfield, Ohio.

Recommendation:

It is recommended that City Council have a first reading on this ordinance at the June 8, 2020 meeting and set the joint public hearing date for June 22, 2020.

The second reading of this ordinance was held pending Planning Commission recommendation.

RESULT:	TABLED [UNANIMOUS]	Next: 7/13/2020 7:00 PM
AYES:	Scharringhausen, Oberson, Woeste, Paullus, Senger, Abbott	
EXCUSED:	Besl	

Parks, Recreation and Environment Committee

Leslie Besl, Chair; Dale Paullus, Vice Chair; Tim Abbott, Member

Public Safety Committee

Mark Scharringhausen, Chair; Terry Senger, Vice Chair; Dale Paullus, Member

Public Works Committee

Chad Oberson, Chair; Mark Scharringhausen, Vice Chair; Bill Woeste, Member

Public Utilities Committee

Terry Senger, Chair; Chad Oberson, Vice Chair; Leslie Besl, Member

Finance & Budget Committee

Tim Abbott, Chair; Bill Woeste, Vice Chair; Chad Oberson, Member

Motion to remove from table

Motion to remove resolution from table.

RESULT:	CARRIED [UNANIMOUS]
MOVER:	Tim Abbott, Council Member, 4th Ward
SECONDER:	Bill Woeste, Council Member at Large
AYES:	Scharringhausen, Oberson, Woeste, Paullus, Senger, Abbott
EXCUSED:	Besl

Motion to amend

Motion to amend per reductions as discussed.

RESULT:	CARRIED [UNANIMOUS]
MOVER:	Tim Abbott, Council Member, 4th Ward
SECONDER:	Dale Paullus, Councilmember, 2nd Ward
AYES:	Scharringhausen, Oberson, Woeste, Paullus, Senger, Abbott
EXCUSED:	Besl

Resolution to approve and adopt the City of Fairfield, Ohio 2020-2024 Capital Improvement Program.

Recommendation:

It is necessary for City Council to pass a resolution to approve the 2020-2024 Capital Improvement Program.

It is recommended that City Council authorize and direct the preparation of legislation adopting the 2020-2024 Capital Improvement Program.

RESOLUTION NO. 7-20. APPROVED 6-0.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Tim Abbott, Council Member, 4th Ward
SECONDER:	Bill Woeste, Council Member at Large
AYES:	Scharringhausen, Oberson, Woeste, Paullus, Senger, Abbott
EXCUSED:	Besl

NEW BUSINESS

Community & Public Relations Committee

Dale Paullus, Chair; Leslie Besl, Vice Chair; Terry Senger, Member

Simple Motion: Motion to approve the following 2020 Boards/Commissions Appointments effective June 25, 2020: Dan Vitale - Cultural Arts Advisory Commission (term ending 3/31/23) Donna Faulk - Environmental Commission (term ending 3/31/23) Mark Mesisklis - Environmental Commission (term ending 3/31/23)

Recommendation:

It is recommended that City Council, via simple motion, appoint the following residents to serve on the various boards and commissions **effective June 25, 2020:**

Dan Vitale - Cultural Arts Advisory Commission (term ending 3/31/23)
Donna Faulk - Environmental Commission (term ending 3/31/23)

SIMPLE MOTION NO. 12-20. APPROVED 6-0.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Dale Paullus, Councilmember, 2nd Ward
SECONDER:	Mark Scharringhausen, Council Member at Large
AYES:	Scharringhausen, Oberson, Woeste, Paullus, Senger, Abbott
EXCUSED:	Besl

Development Services Committee

Bill Woeste, Chair; Tim Abbott, Vice Chair; Mark Scharringhausen, Member

Motion to Read by Title Only

Motion to read one ordinance by title only.

RESULT:	CARRIED [UNANIMOUS]
MOVER:	Bill Woeste, Council Member at Large
SECONDER:	Tim Abbott, Council Member, 4th Ward
AYES:	Scharringhausen, Oberson, Woeste, Paullus, Senger, Abbott
EXCUSED:	Besl

Motion to Suspend Second and Third Readings

Councilmember Woeste presented the first reading of this ordinance.

RESULT:	CARRIED [UNANIMOUS]
MOVER:	Bill Woeste, Council Member at Large
SECONDER:	Tim Abbott, Council Member, 4th Ward
AYES:	Scharringhausen, Oberson, Woeste, Paullus, Senger, Abbott
EXCUSED:	Besl

Ordinance to authorize the City Manager to execute a community reinvestment area agreement with AOZI-Fairfield Office, LLC for the building site, a compensation agreement with the Fairfield City School District and AOZI-Fairfield Office, LLC for the building site, a community reinvestment area agreement with AOZI-Fairfield Land, LLC for the land site and a compensation agreement with the Fairfield City School District and AOZI-Land, LLC for the land site and declaring an emergency.

Recommendation:

It is recommended that City Council suspend the rules requiring a second and third reading of this ordinance and pass as an emergency.

ORDINANCE NO. 45-20. APPROVED 6-0.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Bill Woeste, Council Member at Large
SECONDER:	Tim Abbott, Council Member, 4th Ward
AYES:	Scharringhausen, Oberson, Woeste, Paullus, Senger, Abbott
EXCUSED:	Besl

Parks, Recreation and Environment Committee

Leslie Besl, Chair; Dale Paullus, Vice Chair; Tim Abbott, Member

Motion to Read by Title Only

Motion to read one ordinance by title only.

RESULT:	CARRIED [UNANIMOUS]
MOVER:	Dale Paullus, Councilmember, 2nd Ward
SECONDER:	Tim Abbott, Council Member, 4th Ward
AYES:	Scharringhausen, Oberson, Woeste, Paullus, Senger, Abbott
EXCUSED:	Besl

Motion to Suspend Second and Third Readings

Councilmember Paullus presented the first reading of this ordinance.

RESULT:	CARRIED [UNANIMOUS]
MOVER:	Dale Paullus, Councilmember, 2nd Ward
SECONDER:	Chad Oberson, Council Member at Large
AYES:	Scharringhausen, Oberson, Woeste, Paullus, Senger, Abbott
EXCUSED:	Besl

Ordinance to authorize the City Manager to enter into a contract with Century Equipment for the purchase of a Toro Multi Pro 5800-G Sprayer and declaring an emergency.

ORDINANCE NO. 46-20. APPROVED 6-0.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Dale Paullus, Councilmember, 2nd Ward
SECONDER:	Chad Oberson, Council Member at Large
AYES:	Scharringhausen, Oberson, Woeste, Paullus, Senger, Abbott
EXCUSED:	Besl

Public Works Committee

Chad Oberson, Chair; Mark Scharringhausen, Vice Chair; Bill Woeste, Member

Motion to Read by Title Only

Motion to read one resolution by title only.

RESULT:	CARRIED [UNANIMOUS]
MOVER:	Chad Oberson, Council Member at Large
SECONDER:	Dale Paullus, Councilmember, 2nd Ward
AYES:	Scharringhausen, Oberson, Woeste, Paullus, Senger, Abbott
EXCUSED:	Besl

Resolution establishing a street infrastructure sustainability plan for the maintenance of city streets, roads and related infrastructure

Recommendation:

It is recommended that Council pass a resolution to ensure that staff maintain a plan for maintaining a safe, functioning City street system through consistently allocating resources every year to the paving of City streets.

Councilmember Oberson presented the first reading of this resolution.

RESULT:	FIRST READING	Next: 7/13/2020 7:00 PM
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Finance & Budget Committee

Tim Abbott, Chair; Bill Woeste, Vice Chair; Chad Oberson, Member

Motion to Read by Title Only

Motion to read the following four ordinances and two resolutions by title only.

RESULT:	CARRIED [UNANIMOUS]
MOVER:	Tim Abbott, Council Member, 4th Ward
SECONDER:	Dale Paullus, Councilmember, 2nd Ward
AYES:	Scharringhausen, Oberson, Woeste, Paullus, Senger, Abbott
EXCUSED:	Besl

Ordinance to authorize the City Manager to enter into an agreement with CBTS for the purchase of desktop computers and declaring an emergency.

ORDINANCE NO. 47-20. APPROVED 6-0.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Tim Abbott, Council Member, 4th Ward
SECONDER:	Chad Oberson, Council Member at Large
AYES:	Scharringhausen, Oberson, Woeste, Paullus, Senger, Abbott
EXCUSED:	Besl

Motion to Suspend Second and Third Readings

Councilmember Abbott presented the first reading of this ordinance.

RESULT:	CARRIED [UNANIMOUS]
MOVER:	Tim Abbott, Council Member, 4th Ward
SECONDER:	Chad Oberson, Council Member at Large
AYES:	Scharringhausen, Oberson, Woeste, Paullus, Senger, Abbott
EXCUSED:	Besl

Resolution requesting the City of Fairfield's share of CARES Act funds and affirming that all CARES Act funds received from the County Coronavirus Relief Distribution Fund shall be expended only to cover costs of the City of Fairfield which are consistent with the CARES Act and declaring an emergency.

Recommendation:

It is necessary for City Council to pass a resolution in order to qualify for distribution of monies from the Coronavirus Aid, Relief, and Economic Security (CARES) Act.

RESOLUTION NO. 8-20. APPROVED 6-0.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Tim Abbott, Council Member, 4th Ward
SECONDER:	Bill Woeste, Council Member at Large
AYES:	Scharringhausen, Oberson, Woeste, Paullus, Senger, Abbott
EXCUSED:	Besl

Motion to Suspend Second and Third Readings

Councilmember Abbott presented the first reading of this resolution.

RESULT:	CARRIED [UNANIMOUS]
MOVER:	Tim Abbott, Council Member, 4th Ward
SECONDER:	Dale Paullus, Councilmember, 2nd Ward
AYES:	Scharringhausen, Oberson, Woeste, Paullus, Senger, Abbott
EXCUSED:	Besl

Resolution establishing the Local Coronavirus Relief Fund of the City of Fairfield and declaring an emergency.

Recommendation:

It is necessary for City Council to pass a resolution in order to establish a Local Coronavirus Relief Fund for distribution of monies from the Coronavirus Aid, Relief, and Economic Security (CARES) Act.

RESOLUTION NO. 9-20. APPROVED 6-0.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Tim Abbott, Council Member, 4th Ward
SECONDER:	Bill Woeste, Council Member at Large
AYES:	Scharringhausen, Oberson, Woeste, Paullus, Senger, Abbott
EXCUSED:	Besl

Motion to Suspend Second and Third Readings

Councilmember Abbott presented the first reading of this resolution.

RESULT:	CARRIED [UNANIMOUS]
MOVER:	Tim Abbott, Council Member, 4th Ward
SECONDER:	Dale Paullus, Councilmember, 2nd Ward
AYES:	Scharringhausen, Oberson, Woeste, Paullus, Senger, Abbott
EXCUSED:	Besl

Ordinance to amend Ordinance No. 119-19 entitled "An ordinance to make estimated appropriations for the expenses and other expenditures of the City of Fairfield, Ohio during the period beginning January 1, 2020 and ending December 31, 2020" - Budget Reduction

Recommendation:

In order to reduce Ordinance 119-19 - An ordinance to make estimated appropriations for the expenses and other expenditures of the City of Fairfield, Ohio during the period beginning January 1, 2020 and ending December 31, 2020, Council must pass this ordinance. At City Council's request this budget reduction ordinance has been prepared.

ORDINANCE NO. 48-20. APPROVED 4-2.

RESULT:	ADOPTED [4 TO 2]
MOVER:	Tim Abbott, Council Member, 4th Ward
SECONDER:	Dale Paullus, Councilmember, 2nd Ward
AYES:	Oberson, Woeste, Paullus, Abbott
NAYS:	Scharringhausen, Senger
EXCUSED:	Besl

Motion to Suspend Second and Third Readings

Councilmember Abbott presented the first reading of this ordinance.

RESULT:	CARRIED [UNANIMOUS]
MOVER:	Tim Abbott, Council Member, 4th Ward
SECONDER:	Bill Woeste, Council Member at Large
AYES:	Scharringhausen, Oberson, Woeste, Paullus, Senger, Abbott
EXCUSED:	Besl

Ordinance to amend Ordinance No. 119-19 entitled "An Ordinance to make estimated appropriations for the expenses and other expenditures of the City of Fairfield, Ohio, during a period beginning January 1, 2020, and ending December 31, 2020." - Supplemental Appropriations

Recommendation:

It is recommended that City Council authorize and direct the preparation of legislation amending the annual operating budget for 2020.

ORDINANCE NO. 49-20. APPROVED 6-0.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Tim Abbott, Council Member, 4th Ward
SECONDER:	Dale Paullus, Councilmember, 2nd Ward
AYES:	Scharringhausen, Oberson, Woeste, Paullus, Senger, Abbott
EXCUSED:	Besl

Motion to Suspend Second and Third Readings

Councilmember Abbott presented the first reading of this ordinance.

RESULT:	CARRIED [UNANIMOUS]
MOVER:	Tim Abbott, Council Member, 4th Ward
SECONDER:	Bill Woeste, Council Member at Large
AYES:	Scharringhausen, Oberson, Woeste, Paullus, Senger, Abbott
EXCUSED:	Besl

Ordinance to amend Ordinance No. 119-19 entitled “An Ordinance to make estimated appropriations for the expenses and other expenditures of the City of Fairfield, Ohio, during a period beginning January 1, 2020, and ending December 31, 2020.”

Recommendation:

It is recommended that City Council suspend the rules requiring a second and third reading of this Ordinance and adopt the appropriations listed above.

ORDINANCE NO. 50-20. APPROVED 6-0.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Tim Abbott, Council Member, 4th Ward
SECONDER:	Chad Oberson, Council Member at Large
AYES:	Scharringhausen, Oberson, Woeste, Paullus, Senger, Abbott
EXCUSED:	Besl

Motion to Suspend Second and Third Readings

Councilmember Abbott presented the first reading of this ordinance.

RESULT:	CARRIED [UNANIMOUS]
MOVER:	Tim Abbott, Council Member, 4th Ward
SECONDER:	Bill Woeste, Council Member at Large
AYES:	Scharringhausen, Oberson, Woeste, Paullus, Senger, Abbott
EXCUSED:	Besl

Ordinance to amend Ordinance No. 119-19 entitled “An Ordinance to make estimated appropriations for the expenses and other expenditures of the City of Fairfield, Ohio, during a period beginning January 1, 2020, and ending December 31, 2020.”

Recommendation:

It is recommended that City Council suspend the rules requiring a second and third reading of this Ordinance and adopt the appropriations listed above.

ORDINANCE NO. 51-20. APPROVED 6-0.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Tim Abbott, Council Member, 4th Ward
SECONDER:	Bill Woeste, Council Member at Large
AYES:	Scharringhausen, Oberson, Woeste, Paullus, Senger, Abbott
EXCUSED:	Besl

Motion to Suspend Second and Third Readings

Councilmember Abbott presented the first reading of this ordinance.

RESULT:	CARRIED [UNANIMOUS]
MOVER:	Tim Abbott, Council Member, 4th Ward
SECONDER:	Bill Woeste, Council Member at Large
AYES:	Scharringhausen, Oberson, Woeste, Paullus, Senger, Abbott
EXCUSED:	Besl

Meeting Schedule

Clerk Wilson read the following meeting schedule:

- A. Monday, July 13 - Council-Manager Briefing, 6:00 PM; Regular Meeting 7:00 PM
- B. Monday, July 27 - Council-Manager Briefing, 6:00 PM; Regular Meeting 7:00 PM
- C. Monday, August 10 - Council-Manager Briefing, 6:00 PM; Regular Meeting 7:00 PM

Executive Session of Council (if needed)

Council recessed to Executive Session at 8:10 PM.

14. ADJOURNMENT

The Regular Meeting adjourned at 8:50 PM.

ATTEST:

Clerk of Council

Mayor's Approval

Date Approved_____

Pleasant Avenue Stone Wall

Council-Manager Briefing
June 25, 2020



Attachment: Pleasant Avenue Stone Wall June 20 (1563 : Pleasant Avenue Stone Wall)

Recent Events

- Early 2019, staff noticed significant problems with the wall
- Question 1 – In the ROW or on private property?
 - Answer – Mostly in the ROW, some areas on private property
- Question 2 – Was there any maintenance agreement established when Parliament Hills subdivision was developed (1973-74)?
 - Answer – Does not appear on any documents we could find
- March 2019 – City hired Kleingers Group to conduct a visual structural analysis





Attachment: Pleasant Avenue Stone Wall June 20 (1563 : Pleasant Avenue Stone Wall)



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Attachment: Pleasant Avenue Stone Wall June 20 (1563 : Pleasant Avenue Stone Wall)



The Kleingers Group Analysis

- Assumption – Wall has no footing
 - No excavation was performed
- Wall is leaning in different directions in several areas
- Trees and tree roots are impacting the wall
- Soil saturation is a destabilizing force
- Visual assessment:
 - 35% of wall is unstable under normal soil conditions
 - 85% of wall is unstable when soil is saturated

Remediation Strategy 1: *Patch Falling Sections of the Wall*

- Removal of trees affecting the wall
- Relay portions of wall that have fallen
- Repair mortar cracks
- Does not include any grading or drainage remediation
- Cost estimate \$115,000
- Not recommended
 - Would improve appearance but doesn't alleviate stability issue
 - Safety remains a concern
 - Additional failures would continue to appear



Remediation Strategy 2: *Repair Entire Length of the Wall*

- Everything included in Strategy 1 (tree removal, relaying stone, repair mortar)
- Plus
- Wall structural stabilization to several sections
- Drainage and piping improvements
- Grading work (in ROW and on private property)
- Cost estimate \$432,000
- Recommend consideration
 - Safer wall that preserves historic character
 - Does not correct wall lean, most existing trees would be lost, most costly option



Remediation Strategy 3: *Demolish Existing Wall and Construct New Wall*

- Demolish existing wall
- Estimate 200 feet of new wall needed (existing wall is 860+/-)
 - Modular block with proper foundation
 - Drainage improvements would be required
 - Would require some grading on private property
- Cost Estimate \$244,000
- Recommend consideration
 - Best strategy in terms of long-term maintenance and safety
 - Less expensive than Strategy 2
 - Most existing trees would be lost
 - Loss of historic character, although wall could be rebuilt partially in another location



Discussion

PUBLIC HEARING

Proposed Changes to the
Planning and Zoning Code

June 25, 2020

PORTABLE STORAGE CONTAINERS

- ◉ Recommended as both a temporary or permanent accessory use
- ◉ Proposed zoning districts:
 - Commercial (C-1, C-2, C-3, C-3A, C-4, D-1, D-1A, SE, ST, B-1)
 - Non-residential PUD



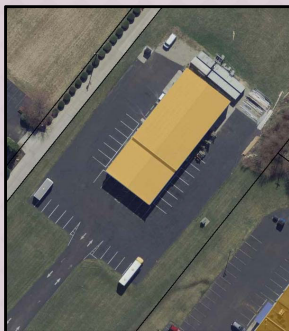
PORTABLE STORAGE CONTAINERS

- ◉ Subject to a set on conditions that must be followed:
 - Max. dimensions: 40'L x 10'W x 10'H
 - No vertical stacking
 - Cannot create a traffic hazard on- or off-site
 - Locate on a hard durable surface
 - Hazardous substance identification
 - Storage only, no business operations
- ◉ Temporary storage for new construction or remodel not to exceed 180 days



PORTABLE STORAGE CONTAINERS

- ◉ Locate in the rear of the property in a manner that screens it from the road
- ◉ Adhere to rear and side yard setbacks

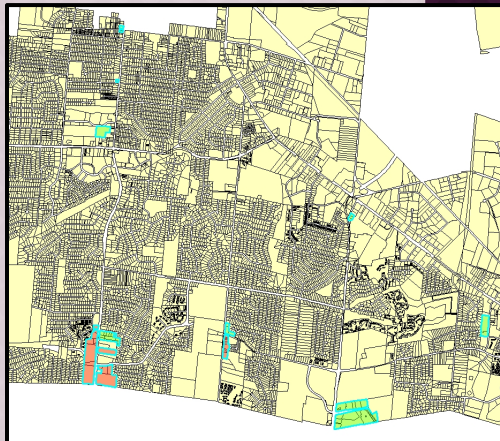


C-1 DESIGN STANDARDS

- ◉ Recommendation from the Fairfield Forward Comprehensive Plan
- ◉ Standards modeled after D-1 District requirements
- ◉ Applies to Façade Design & Landscaping
 - New structures
 - Existing structures - 33% visible exterior threshold
- ◉ Relief or alternative design - Planning Commission approval

C-1 DESIGN STANDARDS

- ◉ Applies to both the C-1 and C-2 Zoning Districts
- ◉ Locations:
 - Symmes & Pleasant
 - Pleasant & Magie
 - Patterson
 - Southern Pleasant Ave.
 - Winton @ Mack
 - Old Gilmore
 - Kolb
 - Boymel



C-1 DESIGN STANDARDS

- ◉ Façade Design
 - Incorporate 50% brick or stone to any façade facing a public road
 - Avoid metal siding or concrete block
 - Encourage color of building material to be colors found in nature
- ◉ Parking Area Landscaping
 - Screened from street by landscaping
 - Interior area: install landscape islands to break up pavement and reduce the “heat island” effect

SCHEDULE

- ◉ Public Hearing - June 25, 2020
- ◉ Planning Commission - July 8 @ 6:00 PM
- ◉ Second Reading - July 13 @ 7:00 PM
- ◉ Third Reading - July 27 @ 7:00 PM

