

INTERNAL MEMORANDUM

Office of the City Administrator

Springdale, Ohio

February 14, 2014

To: Mr. Thomas Vanover
President
Springdale City Council

From: Derrick Parham
City Administrator

Re: Report on Pending and Future Legislation

Item I

An Ordinance Amending the Springdale Zoning Map for the Property at 135 Northland Boulevard Changing the Zoning from Support Services (SS) to General Business (GB) Zoning

This ordinance would rezone the old Delhi Flower and Garden property located on Northland Boulevard from a Support Services (SS) district to a General Business (GB) district. The property is now owned by the Sweeney family. Their intentions are to locate another automobile dealership at the site. As was mentioned at the December 18 meeting of Council, the site was previously an automobile dealership. By a unanimous vote, the Springdale Planning Commission has recommended that Council approve the rezoning of the property.

At the January 8 Council meeting, it was pointed out that the Public Hearing for this rezoning was scheduled to occur at the **02/05/2014** meeting. Unfortunately, staff did not advertise the Public Hearing in the local newspaper in a timely fashion. By the City's Code of Ordinances, a public hearing must be advertised thirty (30) days prior to the date of the actual hearing. As a result of this mishap, the Public Hearing (and second reading) was rescheduled for the **02/19/2014** meeting.

An ordinance amending the Zoning Map for the property at 135 Northland Boulevard changing the zoning from SS to GB had its first reading at Council's **02/05/2014** meeting. A second reading of the ordinance along with a Public Hearing is scheduled before Council at the **02/19/2014** meeting.

Item II

An Ordinance Authorizing the City to Enter Into a Lease/Purchase Agreement with US Bank to Finance the Purchase of Two (2) Large Dump Trucks for the Public Works Department and Declaring an Emergency

Due to the financial challenges facing the City over the past few years, the organization has delayed the replacement of a great deal of our fleet and equipment. The more we continue to delay these replacements, the more challenging it becomes to execute the services to the citizens of the community. In the 2014 Budget, the plan was to purchase one (1) large dump truck (\$132,000) for the Public Works Department. This year's intense snow season has taken a huge toll on our vehicles and equipment. Recently, we were down two (2) large trucks in the Public Works Department. One (1) of those was repaired at a cost of \$12,000 and is now back on the road. The second truck would have required over \$20,000 in repairs, and we have decided not to expend that amount. In addition to these challenges, on February 5, one (1) of our Parks trucks caught fire and was destroyed. At the February 5 meeting, Council authorized the Administration to locate and purchase a replacement for the Parks truck. To date, we have been unable to locate an appropriate replacement.

We requested financing rates from a number of financial institutions to purchase two (2) new dump trucks. Of the four (4) quotes received, US Bank was by far the lowest at 1.388% over a three-year period to finance between \$225,000 and \$270,000. The actual amount we will need to finance the purchase of the two (2) trucks will be determined as soon as we have a firm number for the cost of the trucks. The replacement of the Parks truck is not included in this financing process.

An ordinance, with an emergency clause, authorizing a lease/purchase agreement with US Bank to finance the purchase of two (2) large dump trucks is scheduled to be before Council for consideration at the **02/19/2014** meeting.

Item III

An Ordinance Amending Sections 153.246 and 153.014 of the Springdale Zoning Code Regarding Food Preparation in Support Service Districts

The City's Economic Development Department has had discussions with a business that is considering relocating some of their operations within the City of Springdale on property zoned Support Services (SS). This particular business prepares food items for distribution to their retail stores. Unfortunately, the City's SS Districts do not permit/allow such a use. It is staff's opinion that to include this use in the SS District would not be contradictory to the purpose of the SS District.

The Springdale Planning Commission, at its January 14, 2014 meeting, voted with a six (6) to zero (0) unanimous outcome, to recommend City Council amend the Zoning Code to allow Food Preparation as a Principally Permitted Use in SS Districts. If the amendment is adopted, there is a strong chance this business will locate its operations within the City of Springdale.

An ordinance amending the Springdale Zoning Code to allow Food Preparation as a Principally Permitted Use in Support Services (SS) Districts is scheduled for a first reading at Council's **02/19/2014** meeting. A second reading of the ordinance along with a Public Hearing is scheduled before Council at the **03/05/2014** meeting

Item IV

An Ordinance Amending Section 153.218 of the Springdale Zoning Code to Add Automotive Service Facilities to the General Business (GB) Districts as a Conditional Use

At the January 14, 2014 meeting of the Springdale Planning Commission, the Commission, with a six (6) to zero (0) unanimous vote, recommended Council amend the Zoning Code to add Automotive Service Facilities to the General Business (GB) Districts as a Conditional Use. A copy of Building Official William McErlane's January 14 memorandum to the Springdale Planning Commission explaining that at one time automotive repairs/services were permitted in the City's GB Districts was attached to the February 5 Pending Legislation Report. At some point, automotive services ceased to be allowed in GB Districts. Staff has had little success determining how or why automotive services had been removed from our GB Districts. In his memo, Mr. McErlane also points out there are presently five (5) non-conforming locations where auto services are located in the City of Springdale.

An ordinance amending the Springdale Zoning Code adding Automotive Service Facilities to the General Business (GB) District as a Conditional Use is scheduled for a first reading at Council's **02/19/2014** meeting. A second reading of the ordinance along with a Public Hearing is scheduled before Council at the **03/05/2014** meeting

Item V

An Ordinance Authorizing an Agreement with McBride Dale Clarion to Proceed with the Update of the Springdale Zoning Code and Declaring an Emergency

The last time the City updated the Zoning Code in its entirety occurred in February 2000 (Ordinance No. 6-2000). Since that time, there has been a multitude of zoning issues the City has faced with an outdated Zoning Code. Many of these could have been more effectively and efficiently addressed with a more up to date Code. Some examples of such issues are: the types (electronic, change of copy) and sizes of signs, permitted or allowable uses, as well as the creation of new types of uses (Food Preparation, Farmers Market).

Anne McBride, Principal, with McBride Dale Clarion (MDC) has primarily served as Springdale's City Planner since 1996. At that time, she was with Pflum Klausmeier Gehrum. Around 1999, MDC was established and have officially served as Springdale's City Planner ever since. MDC worked with the City in 2000 to update the current Zoning Code.

An ordinance, with an emergency clause, authorizing an agreement with McBride Dale Clarion to update the City's Zoning Code is scheduled before Council at the **03/05/2014** meeting.

Item VI

Other Upcoming Items of Interest

1. West Kemper Road Sidewalk Public Meeting

At the January 8, 2014 meeting of Council, there was much discussion surrounding the installation of sidewalks on West Kemper Road between Walnut Street and Lawnview Avenue. The Administration was asked to gather information on a proposed location for sidewalks on the north side of West Kemper Road and how much such a project would cost. After collecting the data, the findings would then be presented to City Council and the affected residents at a future Public Meeting. The Public Meeting has been scheduled for **02/19/2014**. Notices went out on Wednesday, February 12 to residents on West Kemper Road between Walnut Street and Lawnview Avenue.

We have been able to identify potential funding to cover 80% of the cost of the project. The remaining 20% will be the responsibility of the City. Residents will not bear any portion of the costs associated with this project. Because all funding applications are due at the end of March, it is imperative we receive any possible feedback or comments from residents in a timely fashion in order to meet the required deadline.

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