

INTERNAL MEMORANDUM

Office of the Assistant City Administrator

Springdale, Ohio

February 28, 2014

To: Mr. Thomas Vanover
President
Springdale City Council

From: Jerry Thamann
Assistant City Administrator

Re: Report on Pending and Future Legislation

Item I

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 had its 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 II

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 automotive services are located in the City of Springdale.

An ordinance amending the Springdale Zoning Code to allow Automotive Service Facilities in the General Business (GB) District as a Conditional Use had its 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 III

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 IV

Other Upcoming Items of Interest

1. West Kemper Road Sidewalk Public Meeting

At the February 19, 2014 meeting of City Council, a Public Meeting was held in order for the Administration to present information to Council and residents in the audience on a proposed sidewalk on the north side of W. Kemper Road between Hickory Street and Lawnview Avenue. City Council wanted to gather input from the

residents before they considered pursuing a grant that, if approved, would pay for 80% of the sidewalk construction. Only five (5) residents voiced opinions regarding the proposed sidewalk project. City Council wanted to solicit additional input on the proposed sidewalk installation project and continued the Public Meeting until the **03/05/2014** City Council Meeting.

On February 26 notices of the Public Meeting were sent to residents and businesses on W. Kemper Road between Walnut Street and Lawnview Avenue. The notices included two (2) additional documents: one was information taken into consideration when determining the location of the sidewalk; the other was the anticipated schedule to install the sidewalk if the project moved forward. To provide a more visual representation of the impact of the sidewalk project, staff will stake the proposed sidewalk location prior to the March 5 Public Meeting. In addition they will place colored ribbons on the trees and other landscape features located in the right-of-way which would be removed as part of either the 2014 W. Kemper Road Rehabilitation or the potential 2015 sidewalk installation project.

We have been able to identify potential funding to cover 80% of the cost of the sidewalk 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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Clerk of Council / Finance Director
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City Administrator
Law Director
City Engineer
Department Directors
Recording Secretary
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