

RECORD OF PROCEEDINGS

Minutes of City Council

Held September 26, 2024

Open Public Hearing - R-02-2024 - 2853 Gladstone Street

Mayor Murphy opened the Public Hearing concerning R-02-2024 at 6:00 PM.

Staff Report

Rezoning Case R-02-2024 - 2853 Gladstone Street

Ms. Dillon swore in Mr. Sorice for this Public Hearing item.

Mr. Sorice reported that Billie Pierce submitted an application to rezone property at 2853 Gladstone Street from an R-2 Single Family district to an R-3 One and Two Family district. He commented that the two lots have been vacant for several decades, and have been for sale for some time. He noted that the lot size for each lot is 0.1377 acres, which would be 0.2754 in total for both lots. He stated that the lot numbers are 2544 and 2545 and the current zoning district is R-2. He reported Mr. Pierce wanted to build a 1000 square foot single family home on lot 2545, and leave lot 2544 empty in case a family member wanted to purchase and build a house on that lot. He stated that the current lot sizes are 120 feet deep each with a 50-foot frontage, which was 6,000 square feet for each lot. He explained the current R-2 zoning only allows for construction on a 60-foot frontage lot, with a 7,500 square foot lot size. He commented that a rezoning to the R-3 district would work better because those development standards require a 50-foot frontage and a 6,000 square foot lot size, which is exactly what those lots are. He stated that Mr. Pierce understands he would have to abide by the setback requirements and required permits if this request was approved. He remarked that proper notices were posted in accordance with Chapter 1127 of the Moraine Codified Ordinances. He noted the rezoning was recommended for approval by the Planning Commission at their meeting on August 20.

Mrs. Whitt asked if there was any opposition at the Planning Commission meeting.

Mr. Sorice replied that he did not receive any calls or emails after the letters went out. He noted that a few neighbors attended the Planning Commission meeting, and he and Mr. Carpenter spoke with them and resolved their concerns before the meeting. He explained that because of the rezoning, the neighbors thought apartments were going in. He added that once they understood what the R-3 means in the zoning code, they felt comfortable after the discussions.

Mayor Murphy asked if the code was changed because the properties on the map are zoned R-2, and they look the same as the two lots they are talking about tonight.

Mr. Sorice responded that the area was grandfathered in when the zoning map was first established in 1997, so that is why they all appear as R-2 right now.

Mr. Daugherty asked if Mr. Pierce bought both lots.

Mr. Sorice confirmed that he did.

Opponents/Proponents

Mayor Murphy called for any opponents or proponents for this case, and no one came forward.

Close Public Hearing - R-02-2024 - 2853 Gladstone Street

With no opponents or proponents or further discussion, Mayor Murphy closed the Public Hearing for case R-02-2024 at 6:09 PM.

RECORD OF PROCEEDINGS

Minutes of City Council

Held September 26, 2024

Regular Meeting Call to Order

Regular Meeting Call to Order at 6:09 PM

Roll Call

Teri Murphy	Mayor	Present
Donald Burchett	At-Large	Present
Ora Allen	At-Large	Present
Mike Daugherty	Ward 1	Present
Dave Miller	Ward 2	Present
Shirley Whitt	Ward 3	Present
Jeanette Marcus	Ward 4	Present

Staff Members Present:

City Manager Michael Davis	Law Director Martina Dillon
Police Chief Craig Richardson	Fire Chief Traci Kuzminski
Acting Finance Director Lora Perry	Street Superintendent Chris Dunn
City Planner Nick Sorice	City Engineer Lauren Alvarado
Parks and Recreation Director Brent Shane	Public Information Officer Aaron Vietor
Build. & Zoning Admin. Brent Carpenter	Clerk of Council Amy Brown

Pledge of Allegiance

Mayor Murphy led the Pledge of Allegiance.

Approval of Minutes

Regular City Council Meeting Minutes - September 12, 2024

Mayor Murphy asked if there were any changes or corrections to the September 12, 2024 Regular Council meeting minutes. Hearing none, the minutes were approved as submitted.

Special Presentations

RTA Presentation - Kristi Newton, Communications & Community Relations Manager

Kristi Newton, Communications and Community Relations Manager for RTA, attended this evening to give a short presentation on a new RTA West Community Connector route running through parts of Moraine. She explained the route and different services that RTA offers, and added that they have also gone cashless.

Mayor Murphy asked about people who didn't have access to cashless cards.

Ms. Newton replied that people can use the Tapp Pay card or the Transit App. She added that people can get a free ride downtown to get a card from their hub.

Mayor Murphy asked what they do for people who can't afford the cards. She noted there are people that come to court that need the bus service, but can't afford it.

Ms. Newton responded that when they accepted cash, people had to pay as they went, and they would end up paying more because they couldn't afford the upfront cost of a monthly pass or a day pass. She explained once they went cashless, they put a cap on everyone over a rolling 31-day period, so they don't have to come up with a large amount in the beginning to purchase a

RECORD OF PROCEEDINGS

Minutes of City Council

Held September 26, 2024

bus pass. She noted when the card is used, it tracks the amount that is used.

Mayor Murphy commented that there are people that come to court that are on a limited income or social security, and they can't afford to get a bus pass.

Ms. Newton replied that they do have reduced fare options for some customers if they qualify.

Mayor Murphy noted that she has had people complain because there used to be a bus that stopped in front of the City building, but it ended up across the street. She stated that people trying to come to court in bad weather or having to walk across the street in traffic seems like another burden, and added she is just trying to look at the best way for them to get here.

Ms. Newton responded if anyone is having an issue with a bus stop placement, they can reach out to them, and they can pull ridership at that stop and look at options. She noted it was hard to talk about scenarios because they need to be able to see what they are working with, but they love working with communities because they want their service to be accessible.

Mr. Sorice asked Ms. Newton if there was a way to have the Tapp Pay cards available at the City Building to be able to distribute.

Ms. Newton answered that currently the cards are available at the hubs, but it is something worth looking into.

Mayor Murphy thanked Ms. Newton for coming this evening.

Reports from the Following

Finance Committee

No report.

Acting Finance Director

Acting Finance Director Monthly Report - August 2024

Mrs. Perry stated she had nothing beyond her written report.

Committee of the Whole

Ms. Marcus reported the last meeting was on September 12, and added there would be a meeting after this meeting tonight.

City Manager

City Manager's Report - September 26, 2024

Mr. Davis stated he had nothing beyond his written report.

Law Director

No report.

Mayor

RECORD OF PROCEEDINGS

Minutes of City Council

Held September 26, 2024

Mayor's Court Monthly Report - August 2024

Mayor Murphy reported for the month of August 2024, Mayor’s Court received \$17,442.00. She noted after various expenses and disbursements, a total of \$13,706.00 was deposited into the General Fund.

Guest Speakers - None

Business

Ordinances - None

Resolutions

A Resolution accepting the amounts and rates as determined by the Budget Commission and authorizing the necessary tax levies and certifying them to the County Auditor.

Mr. Miller explained this Resolution accepts the amounts and rates as determined by the Budget Commission and also authorizes the necessary tax levies and certifies them to the Montgomery County Auditor.

RESULT: Passed, *(Yes 7, No 0, Abstained 0)*
MOVER: Dave Miller
AYES: Teri Murphy, Donald Burchett, Ora Allen, Mike Daugherty, Dave Miller, Shirley Whitt, Jeanette Marcus
NAYS: None

Persons Appearing Before Council - None

Any Other Business

Fire Department - No report.

Chief Richardson noted they were still participating in the police cruiser photo challenge, and encouraged everyone to go to lightohio.org to vote. He stated they were in law enforcement category four, and added voting goes through September 30.

Street Department - No report.

Mr. Shane thanked everyone that came out Saturday to the Wright Brothers Pinnacles Trail opening ceremony. He stated it was a good event, and added he was glad everyone was able to walk through and enjoy it. He congratulated Mr. Miller on the work that he did on the trail, and added it was a good addition to the Moraine Parks and Moraine in general.

Building and Zoning Administrator - No report.

City Engineer - No report.

Mr. Sorice noted that based on the Committee of the Whole discussion on August 8 regarding the moratorium on adult use cannabis, he and Ms. Dillon have been working on a presentation for the Planning Commission on October 15 at 6:00 PM. He stated any change would be a text amendment to the Moraine Codified Ordinances.

RECORD OF PROCEEDINGS

Minutes of City Council

Held September 26, 2024

City Manager - No report.

Law Director - No report.

Acting Finance Director - No report.

Clerk of Council - No report.

COUNCIL REPORTS

Mrs. Allen commented that she participated in the ribbon-cutting ceremony for the new hiking trail on Saturday, and added it was a wonderful experience.

Ms. Marcus - No report.

Mrs. Whitt agreed with Mrs. Allen when she said the trail was wonderful. She thanked Mr. Miller, the Parks staff, and the Street Department for their work on the trail. She noted it was an easy trail, and she had no problem walking it. She recognized and congratulated Conner Hicks, who bowled a 300 last night in a league competition, and added he was only 15-years-old.

Mr. Miller thanked Mr. Shane and the Parks staff for a great job on the ribbon-cutting ceremony. He thanked Mr. Dunn and the Street Department staff for their help with the signage and maintenance on the trail. He noted this trail gives the park system another nice hiking trail, and also keeps the memory of the Wright Brothers alive. He thanked Mr. Dunn and the Street Department for placing pads, benches, and a sign at the Wright Seaplane Base, and added there are two more signs to be placed, and then that project would be done. He noted he wasn't sure who in the Street Department was working on the landscaping and plantings around the City, but they are outstanding and asked Mr. Dunn to pat them on the back. He remarked that he attended the Cozy Book Nook grand opening on South Dixie Drive along with Mrs. Allen and Mr. Daugherty last week. He stated it was a small store, but they have a lot of new and secondhand books, and added he was glad to see another small business in the City. He noted that as the store manager gave his speech, he proposed to his future wife, so that was the highlight of the event.

Mr. Daugherty - No report.

Mr. Burchett - No report.

Mayor Murphy commented that she attended the trail's grand opening, and she walked the trail. She noted it was 1.1 miles, and added it was a fantastic trail. She wished Mr. Miller a happy birthday, and noted it was yesterday. She thanked the Miami Valley Communications Council for broadcasting this meeting live as well as any future rebroadcasts.

Executive Session - None

Adjournment

Adjournment at 6:30 PM



Mayor Teri Murphy

RECORD OF PROCEEDINGS

Minutes of City Council

Held September 26, 2024



ATTEST: Clerk of Council Amy Brown