

**September 15, 2025
City Council
Council Meeting - 7:00 PM**

The City of Vandalia is committed to transparency and open meetings. A live broadcast of this meeting for viewing only is available via the Zoom app.

Join Zoom Meeting

<https://us02web.zoom.us/j/85288834157>

Meeting ID: 852 8883 4157

One tap mobile: 1-305-224-1968, 85288834157#

1. Call to Order
2. Moment of Reflection
3. Pledge of Allegiance
4. Approval of Minutes
5. Communications, Petitions and Awards
6. Public Hearing
7. Comments from Interested Citizens
8. City Manager's Report

A. Information Items

1. Vandalia Division of Police Open House

On Thursday, September 18, 2025, from 5:30 – 7:30 pm, the Vandalia Division of Police will host their Annual Open House at the Vandalia Police Department. There will be several stations set up with demonstrations, along with complementary food.

2. October is Fire Prevention Month - Division of Fire - Open House

In honor of Fire Prevention Month, The Division of Fire will host an open house on Sunday, October 5 from 12:00 p.m. to 2:00 p.m. at Fire Station One, 8705 Peters Pike.

3. 2026 Budget Workshops

Council established two budget workshops to be held in the basement of the Municipal Building. Budget workshop #1 will be held on Tuesday, October 14, 2025 from 4:00 – 7:00 pm. Budget workshop #2 will be held Monday, October 20, 2025, 4:00 – 6 pm., breaking for the Study Session and Council Meeting, returning to Budget Workshop after the Council Meeting.

B. Action Items

9. Old Business

10. Resolutions

11. Ordinances - First Reading

A. 25-22 An Ordinance Approving A Planned Unit Development Preliminary Development Plan And Associated Zoning Map Change On Land Generally Located At 3330 Mulberry Road

B. 25- 23 An Ordinance Approving A PUD Major Amendment And Revised Final Development Plan For Certain Parcels In The Foley And National Road Planned Unit Development District Owned By Beau Townsend Lincoln

12. Ordinances - Second Reading

13. Ordinances – Emergency

14. Reports from Boards and Commissions

A. Civil Service Commission Meeting Minutes: July 24, 2025

15. August 2025 Bill Listing \$4,066,675.77, Monthly Expenses over \$25,000 and Monthly Purchasing Card Detail in the amount of \$21,102.04.

A. August 2025 Bill Listing and Expenses over \$25,000

B. August 2025 Purchasing Card Detail

16. Council Comments

17. Executive Session

18. Adjournment

These icons illustrate which strategic goals Council Actions align to



Opportunity

Be known regionally as a top-tier suburb through top-tier City services.



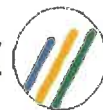
Safe & Secure

Invest in traditional public safety and community outreach to meet needs.



Infrastructure

Protect infrastructure by investing in roads, utilities & parks.



Vibrant

Use amenities & growth mindset to create a warm & welcome environment.



Fiscal Sustainability

Seize quality-of-life opportunities while maintaining fiscal practices.



Trust and Confidence

Transparent government to empower stakeholder engagement.



Sharpen the Saw

Refining practices and leverage technology to improve customer service.



VANDALIA DIVISION OF POLICE

OPEN HOUSE

**Come and experience some of what your
Vandalia Police Officers do!**

**CHECK OUT OUR FIREARMS
TRAINING SIMULATOR**

WATCH AN ASSORTMENT OF BODY CAMERA VIDEOS.

SEE OUR DRONES UP CLOSE AND PERSONAL.

WATCH A TASER DEMONSTRATION

AND SO MUCH MORE!



**245 JAMES BOHANAN DR.
VANDALIA, OH 45377**

**ENJOY FREE FOOD
AND SWAG ON US!**



JOIN US

**Sept. 18th FROM 5:30-
7:30 PM**

CHARGE *into Fire Safety™*

**Lithium-Ion Batteries
in Your Home**

VANDALIA DIVISION OF FIRE OPEN HOUSE

**October 5, 2025
12:00-2:00**

**8705 Peters Pike
Vandalia, Ohio
(937) 898-2261**



**FIRE
PREVENTION
WEEK™**

fpw.org

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CITY OF VANDALIA
MONTGOMERY COUNTY, OHIO

ORDINANCE 25-22

AN ORDINANCE APPROVING A PLANNED UNIT DEVELOPMENT PRELIMINARY DEVELOPMENT PLAN AND ASSOCIATED ZONING MAP CHANGE ON LAND GENERALLY LOCATED AT 3330 MULBERRY ROAD

WHEREAS, the proposed PUD Preliminary Plan for 3330 Mulberry Road consists of approximately 11 acres of land being described by the Montgomery County Auditor as Parcel Number B02 00624 0001 located at 3330 Mulberry Road; and

WHEREAS, the property has a zoning classification of Agriculture (A) and a Future Land Use Map designation of Medium Density Residential; and

WHEREAS, the Applicant has requested a Planned Unit Development Preliminary Plan to permit an 87-unit residential townhome development, passive open space uses, and related amenities, said subdivision being referred to on a preliminary basis as the Copperfield Towns Subdivision; and

WHEREAS, the 87 units will be located on 34 individual parcels; and

WHEREAS, the Planning Commission held a public hearing on August 26th, 2025, following which they recommended approval of the Preliminary Development Plan and associated zoning map change;

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF VANDALIA, MONTGOMERY COUNTY, OHIO THAT:

Section 1. The Preliminary Development Plan known as the Copperfield Towns Subdivision dated January 25th, 2022, attached hereto and incorporated herein as Exhibit A, is hereby approved.

Section 2. The Development Standards for the Copperfield Towns Subdivision, attached hereto and incorporated herein as Exhibit B, shall apply to all parcels of the Copperfield Towns Subdivision, unless amended by legislative action of the Vandalia City Council.

Section 3. Pursuant to Section 1214.08(f)(2) of the Vandalia Zoning Code, the Official Zoning Map of the City of Vandalia is amended to identify the subject property as being zoned PUD.

Section 4. It is hereby found and determined that all formal actions of this Council concerning and relating to the passage of this legislation were adopted in an open meeting of this Council and that all deliberations of this Council and of any of its Committees that resulted in such formal action were taken in meetings open to the public and in conformance with all legal requirements including Section 121.22 of the Ohio Revised Code.

Section 5. This ordinance shall take full force and effect from and after the earliest period allowed by law.

Passed this 6th day of October, 2025.

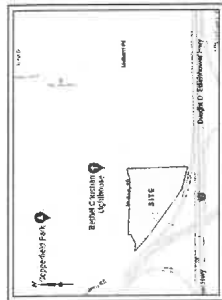
APPROVED:

Richard Herbst, Mayor

ATTEST:

Kurt E. Althouse
Clerk of Council

PRELIMINARY PLAN
COPPERFIELD TOWNS
SECTIONS 20, TOWN 3, RANGE 6E M.Rs.
CITY OF VANDALIA
MONTGOMERY COUNTY, OHIO



NO.	DATE	REVISION DESCRIPTION
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VICINITY MAP
NTS

OWNER(S)

ODC MANAGEMENT

COPPERFIELD LLC
33150 REPUBLIC BLVD N UNIT 3
TOLEDO, OH 43615

DDC MANAGEMENT
3601 RIGBY ROAD, SUITE 300
MIAMISBURG, OH 45342
PH: (937) 610-1500

ENGINEER/SURVEYOR

CESO, INC.
3601 RIGBY ROAD, SUITE 300
MIAMI SBURG, OH 45342
PH: (937) 435-8584
JUSTIN ELAM, P.E.



N

AREA MAP
SCALE: 1" = 100'



JUSTIN ELAM, P.E.
PHO LICENSE NO. 1

DATE 01/25/22

TITLE SHEET

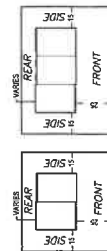
ISSUE:	
PRELIMINARY PLAN	
DATE:	
01/20/02	
JOB NO.:	758257
DESIGN:	JEE
DRAWN:	SJS
CHECKED:	JEE
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NOTES

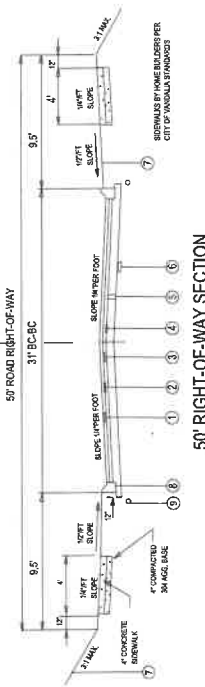
1. SANITARY TO BE TIED INTO CITY OF VANADILLA SYSTEM, TO BE INSTALLED AND CONNECTED TO CITY OF VANADILLA SYSTEM.
- 2.
3. ELECTRIC TO BE SUPPLIED BY AES OHIO.
4. PUBLIC STREETS TO BE CONSTRUCTED ACCORDING TO STATE OF OHIO DEPARTMENT OF TRANSPORTATION "CONSTRUCTION AND MATERIAL SPECIFICATIONS" AT THE TIME OF ORIGINAL PRELIMINARY PLAN APPROVAL.
5. PROPOSED USE: MULTI FAMILY RESIDENTIAL DEVELOPMENT.
6. CONCRETE WALK TO BE INSTALLED
7. STORM WATER MANAGEMENT TO COMPLY WITH CITY OF VANADILLA STANDARDS AND THE OEPA
8. EXISTING ZONING: A- RESIDENTIAL
9. PROPOSED ZONING: PUD - PLANNED UNIT DEVELOPMENT

SHEET INDEX	
CIVIL	DESCRIPTION
1	TITLE SHEET
2	EXISTING CONDITIONS PLAN
3	LAYOUT PLAN
4	UTILITY PLAN
5	SITE LANDSCAPE PLAN
6	LANDSCAPE DETAILS & ENTRY SIGN

SITE DATA TABLE		
OVERALL ACREAGE	11.36 ACRES	
UNIT COUNT	-	87
DENSITY		7.66 UNITS/ACRE
OPEN SPACE (GROSS)	3.39 AC (29.8%)	
OPEN SPACE (NET)	2.48 AC (21.8%)	
STREET LENGTH		1.787



TYPICAL TWO FAMILY LOT	TYPICAL THREE FAMILY LOT
BLDG AREA=1,158 SF	BLDG AREA=1,731 SF
DRIVE AREA=996 SF	DRIVE AREA=1,492 SF
TOTAL IMP.=2,152 SF	TOTAL IMP.=3,223 SF



50' RIGHT-OF-WAY SECTION

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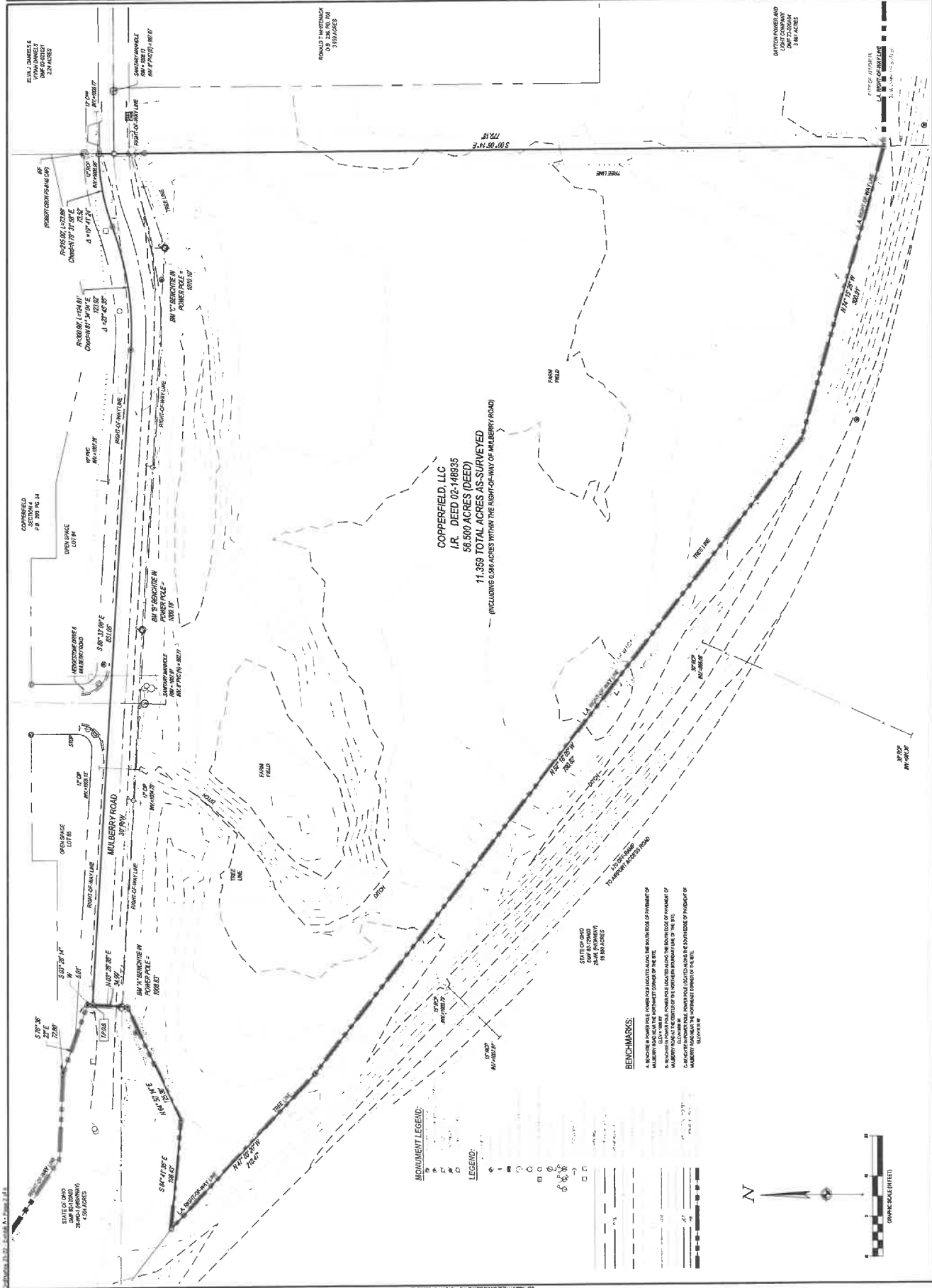
REVISION DESCRIPTION

NO. DATE

DDC MANAGEMENT, LLC.
COPPERFIELD
TOWNS

EXISTING
CONDITIONS
PLAN

ISSUE:
PRELIMINARY PLAN
JOB NO.: 150207
DATE: 01/20/20
DESIGN: JSE
CHECKED: JSE
SHEET NO. 2



COPPERFIELD, LLC
I.R. DEED 02-148335
56,800 ACRES (DEED)
11,359 TOTAL ACRES AS-SURVEYED
(INCLUDING 0.086 ACRES WITHIN THE RIGHT-OF-WAY OF MULBERRY ROAD)

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MONUMENT LEGEND:

LEGEND:

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REVISION DESCRIPTION

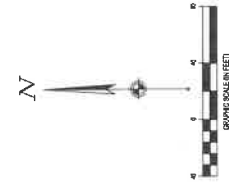
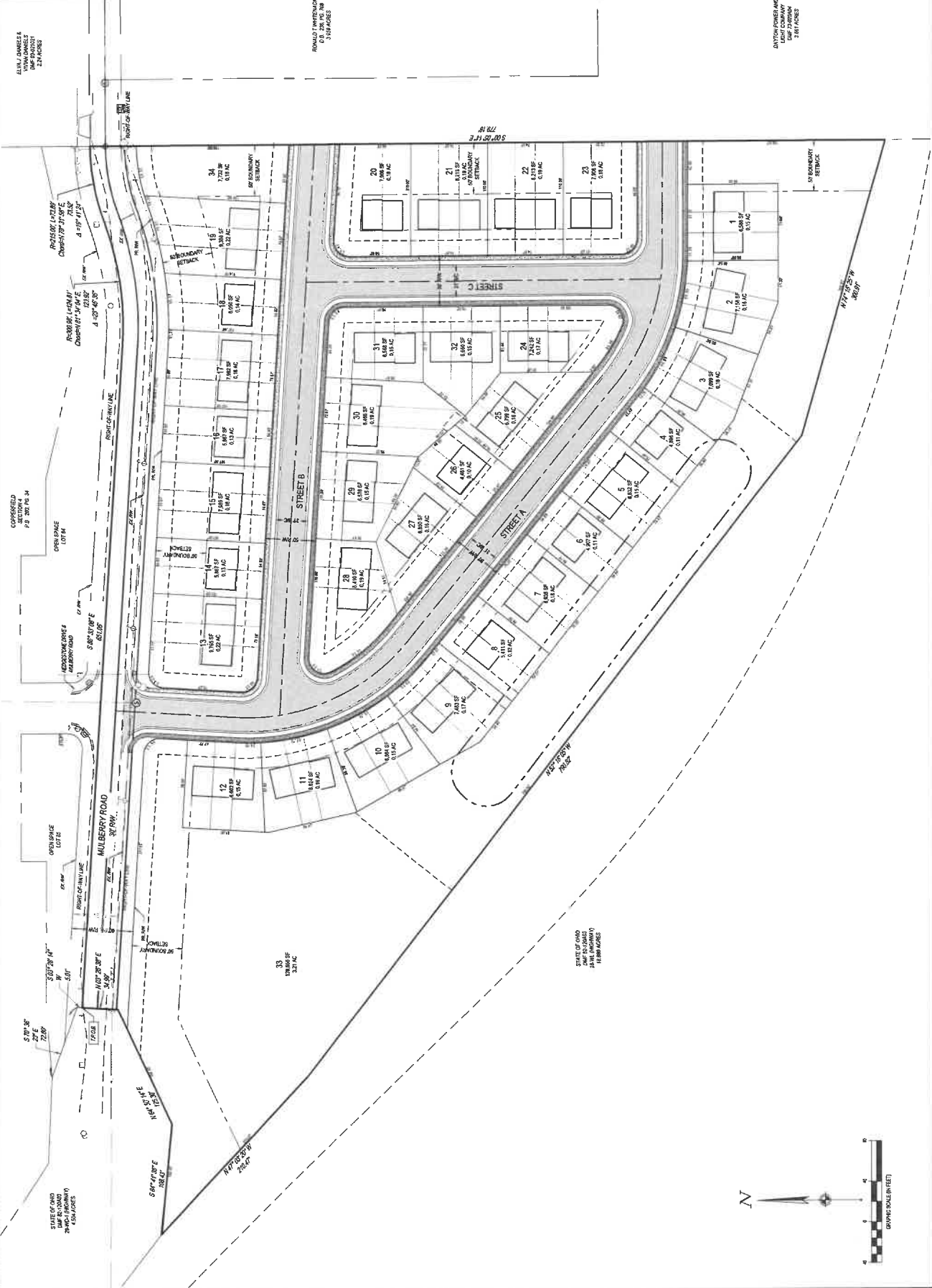
NO. DATE

REVISIONS
1. 01/15/2019
2. 01/15/2019
3. 01/15/2019

DDC MANAGEMENT, LLC.
COPPERFIELD
TOWNS

LAYOUT PLAN

ISSUE:
PRELIMINARY PLAN
DATE: 01/15/2019
JOB NO.: 1000000000
DESIGN: JEE
CHECKED: JEE
SHEET NO.: 3



ELVIN J. DANIEL, JR.
TOWN ENGINEER
01/15/2019

DAYTON POWER AND
LIGHT COMPANY
01/15/2019



REVISION DESCRIPTION

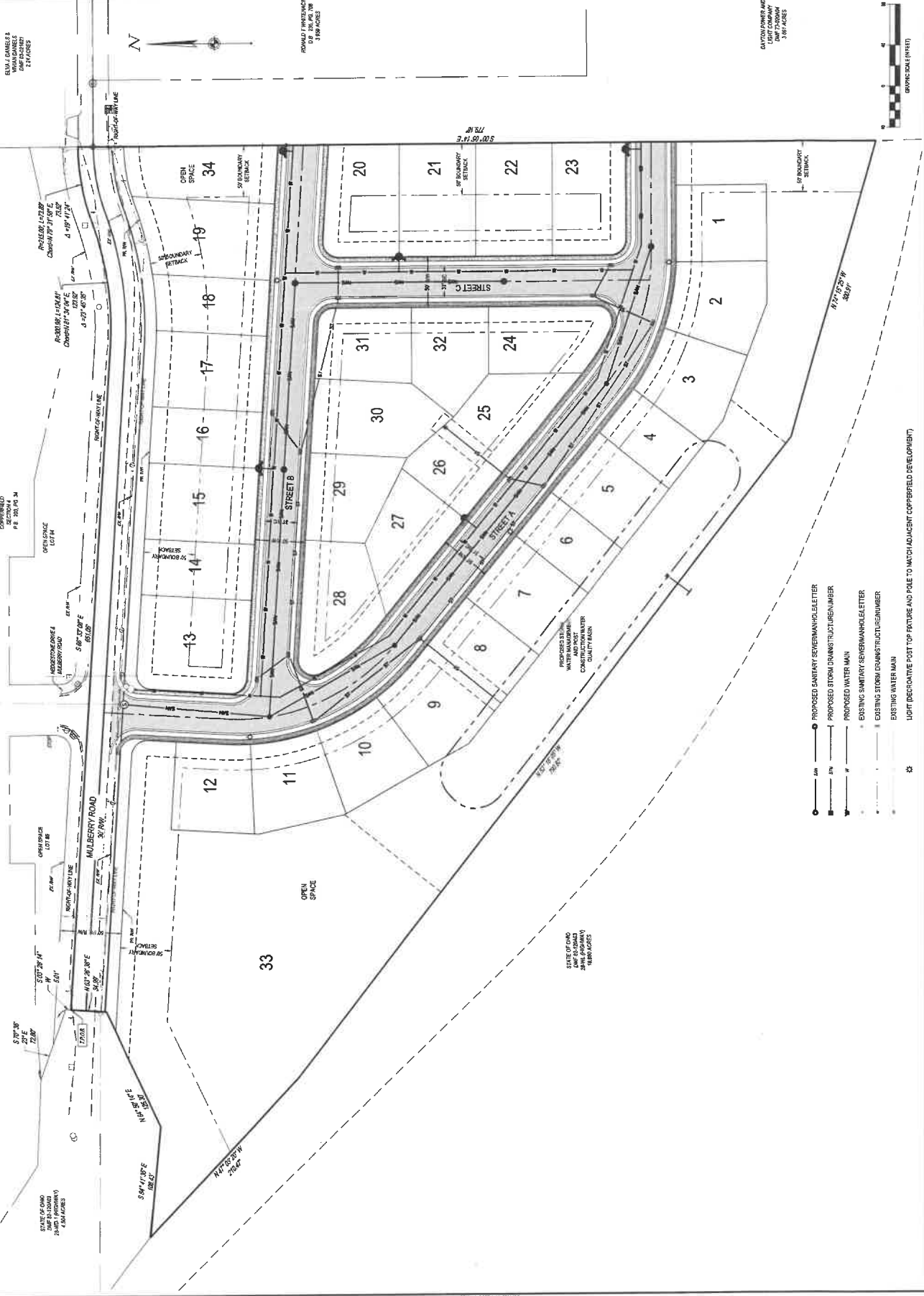
NO. DATE

DDC MANAGEMENT, LLC.
COPPERFIELD
TOWNS

UTILITY PLAN

ISSUE:
PRELIMINARY PLAN
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07/20/22
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ELEV. J. DANCE & P.
MANAGEMENT
LLC
12/1/2021

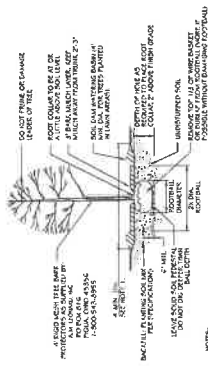




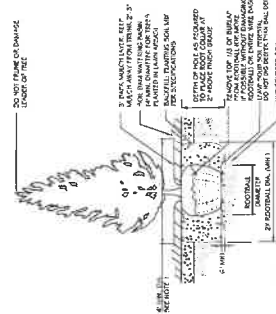
GENERAL LANDSCAPE REQUIREMENTS

- [illegible]

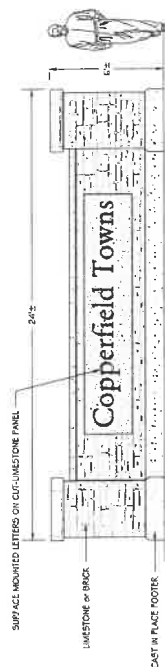
PLANT INSTALLATION DETAILS



SHADE TREE PLANTING DETAIL



EVERGREEN TREE PLANTING DETAIL
(USUALLY ONE YEAR)



DOUBLE-SIDED ENTRANCE SIGN CONCEPT



LANDSCAPE ARCHITECT:
YELLOW SPRINGS DESIGN
PO Box 472, 255 PARK MEADOWS DR.
YELLOW SP RINGS, OHIO 45387
(61) 837.787, 8196 (FAX) 837.654.8199
jill@springsdesign.com
LICENSED IN OH, KY, IN, PA, IL,
MO, VA, TN, CT, COL, UT

COPPERFIELD
TOWNS
VANDALIA, OHIO

LANDSCAPE
DETAILS &
ENTRY SIGN

ISSUE: _____
PRELIMINARY PLAN _____
DATE: 01/20/22 _____
JOB NO.: 758257 _____
DESIGN: REB _____
DRAWN: REB _____
CHECKED: REB _____
SHEET NO. 6

[illegible]

ORDINANCE 25-22

EXHIBIT B

Development Standards

The following development standards will apply to the proposed PUD¹:

1. Permitted Uses

Permitted Uses shall be limited to the following:

- a. Multi-Family Residential Housing (Lots 1-32 and 34 only)
- b. Passive Parks, Open Space, Outdoor Recreation, and Natural Areas (Lot 33 only)
- c. Accessory Uses as permitted in the RSF-1 District²

2. Site Development Standards

SITE DEVELOPMENT STANDARDS – PC 25-0011							
Lots	Minimum Lot Area (Square Feet)	Minimum Lot Frontage (Feet)	Maximum Impervious Surface Coverage	Minimum Setbacks (Feet)			Maximum Building Height (Feet)
				Front Yard	Side Yard (Each Side)	Rear Yard	
1-32, and 34	4,900	54	60%	25	15	10	25
Lot 33	5,000	40	N/A	N/A	N/A	N/A	N/A

¹ All Lot Numbers and Designations (i.e., Lot 24, etc.), as well as preliminary road designations (i.e., Street A, etc.) shall refer to the approved Preliminary Development Plan for the Copperfield Towns Subdivision, unless otherwise noted.

² Vandalia Zoning Code, Section 1224.01(d)(8)A.

3. Architectural Standards

The following architectural standards shall apply to all residential dwellings constructed on Lots 1-32 and 34, inclusive, except as otherwise noted herein.

- a. No two Dwelling Units with the same elevation and exterior color package shall be permitted on either side of each other and directly across the street for each other.
- b. In all other instances, and for all other aspects relating to architectural standards, shall follow the requirements put forth in City Code 1228.03 – “Architectural Standards for Multi-Family Dwellings”.

4. Other Standards

- a. All residential buildings shall be set back a minimum of 50 feet from the boundary of the PUD.
- b. Standards not otherwise listed as part of the Development Standards for this Planned Unit Development shall conform to the standards of the RFF Residential Four-Family district in City Code 1226.04.
- c. Improvements to the Mulberry Road right-of-way shall be installed as required by Section 1234.09(f) “Responsibility for Thoroughfare Improvements”, under the supervision of the Director of Public Service.
- d. A vegetative screen shall be maintained along Airport Access Road to increase sound dampening.

MEMORANDUM

TO: Kurt Althouse, City Manager
FROM: Michael Hammes, AICP, City Planner
DATE: August 27, 2025
SUBJECT: PC 25-0011 – Planned Unit Development – 3330 Mulberry Road

General Information

Owner(s): Copperfield LLC
3150 Republic Blvd. N. Unit 3
Toledo, Ohio 43615

Applicant: DDC Management
3601 Rigby Rd. Suite 300
Miamisburg, Ohio 45342

Existing Zoning: Agriculture (A)

Proposed Zoning: Planned Unit Development (PUD)

Location: 3330 Mulberry Road

Parcel(s): B02 00624 0001

Acreage: 11.36 acres +/-

Related Case(s): PC 22-03¹

Requested Action: Approval

Exhibits: 1 – Application
2 – Proposed Preliminary Plan
3 – Proposed Home Elevations
4 – Letters of Justification

¹ On July 18, 2022, City Council did not approve Ordinance 22-13 (PC22-03), which proposed a Planned Unit Development Preliminary Plan and corresponding map amendment for Copperfield Towns.

Application Background

DDC Management requests a change of zoning as previously established by the Zoning Ordinance of the City of Vandalia. The request involves one parcel totaling 11.36 acres +/- located at the southeast corner of Mulberry Road and Peters Pike in the City of Vandalia. As proposed, the subject property would be rezoned from the A- Agricultural zoning district to a Residential Planned Unit Development. The property is owned by Copperfield LLC.

DDC Management seeks to develop the site as a residential subdivision. As proposed, the development would feature 87 units across 34 lots². This subdivision would be called Copperfield Towns.

The applicant has proposed a Planned Unit Development for the site. A letter of justification has been submitted detailing their rationale for the proposed PUD. The approval of a PUD for this development would lock the site into the proposed layout, forcing the applicant (or their successor) to comply with the plan as approved by Council.³

The applicant seeks approval of both the Planned Unit Development itself, with development standards set forth herein, and a preliminary plan.

Current Zoning / Use

The site is in the A – Agriculture zoning district and is currently being used as a crop field. The property is currently vacant. The Future Land Use Map calls for this site to be used as Medium Density Residential. The current access from the site comes from Mulberry Road, which in turn connects to Peters Pike, Hedgestone Drive, Ashbury Farms Drive, and North Dixie Drive.

Surrounding Zoning / Uses

The surrounding area is a blend of agriculture and residential uses. The property borders Interstate I-70 and Airport Access Road.

Surrounding zoning districts are as follows:

Direction	District
North	RSF-3 – Residential Single-Family
South	Interstate I-70
East	A - Agriculture
West	Airport Access Road

² 33 lots are buildable.

³ See also Zoning Code Section 1214.08. No development can commence unless and until a Final Plan is approved by Council, with said Final Plan conforming to the Preliminary Plan approved as part of this application.

Proposed Structures

The applicant has provided sample elevations for the types of townhomes intended for this development. The proposal includes constructing 87 owner-occupied attached town home units in both two-unit buildings or three-unit configurations on the site. Each unit will have a garage and will be served with a paved driveway.

One monument sign is proposed at the north end of the development, as shown. The sign would be required to meet the requirements of Chapter 1236 – Sign Standards.

The proposed plan calls for open space along the south and west ends of the site. A 50-foot boundary setback is proposed along the northern and eastern edges of the development, adjacent to Mulberry Road and the neighboring property.

Land Use Density

The proposed Land Use Density for the site is based on the number of dwelling units per acre. In this instance, with 87 dwelling units proposed on 11.36 acres, we have a gross density of 7.65 Dwelling Units per acre.

Section 1222.06(a)(3) of the Vandalia Zoning Code requires that Planned Unit Developments shall not exceed 12 dwelling units per acre for multi-family developments.

Proposed Roadways

The development would be served by three new streets, as shown. These roadways would connect to Mulberry Road. All proposed roadways will meet the City's standards for roadway design and construction.

Comprehensive Plan

The 2020 Comprehensive Plan designates this site as Medium Density Residential.⁴ This designation is shared with all properties south of Mulberry Road that are zoned Agriculture.

“Medium Density Residential development should provide a variety of complementary single-family and multi-family homes including homes on small lots, duplexes, townhomes, and flats.”⁵

The style of development proposed – townhome-style multi-family structures – is one of several types of home specifically intended for the Medium Density Residential designation applicable to this property. As such, Staff finds that the proposed development would be consistent with the Comprehensive Plan.

⁴ City of Vandalia Comprehensive Plan, Page 55.

⁵ City of Vandalia Comprehensive Plan, Page 56

Covenants and Restrictions

The development will be served by a Homeowner's Association operating under a set of covenants and restrictions. The reserve lots and other common areas will be maintained by this Homeowner's Association.

Development Standards⁶

The Planned Unit Development district is intended to allow for a flexible development that does not strictly adhere to the standards of one district. In this instance, the applicant proposes a development with narrow lots featuring attached townhomes.

The proposed site is divided into 33 buildable lots with each lot containing 2-3 dwelling units. There is an area reserved for passive open space, outdoor recreation, or stormwater detention.

The following development standards will apply to the proposed PUD:

1. Permitted Uses

Permitted Uses shall be limited to the following:

- a. Multi-Family Residential Housing (Lots 1-32 and 34 only)
- b. Passive Parks, Open Space, Outdoor Recreation, and Natural Areas (Lot 33 only)
- c. Accessory Uses as permitted in the RSF-1 District⁷

2. Site Development Standards

SITE DEVELOPMENT STANDARDS – PC 25-0011							
Lots	Minimum Lot Area (Square Feet)	Minimum Lot Frontage (Feet)	Maximum Impervious Surface Coverage	Minimum Setbacks (Feet)			Maximum Building Height (Feet)
				Front Yard	Side Yard (Each Side)	Rear Yard	
1-32, and 34	4,900	54	60%	25	15	10	25
Lot 33	5,000	40	N/A	N/A	N/A	N/A	N/A

⁶ All Lot Numbers and Designations (i.e., Lot 24, etc.), as well as preliminary road designations (i.e., Foxcroft Court, etc.) shall refer to the approved Preliminary Development Plan for the Copperfield Towns Subdivision, unless otherwise noted.

⁷ Vandalia Zoning Code, Section 1224.01(d)(8)A.

3. Architectural Standards

The following architectural standards shall apply to all residential dwellings constructed on Lots 1-32 and 34, inclusive, except as otherwise noted herein.

- a. No two Dwelling Units with the same elevation and exterior color package shall be permitted on either side of each other and directly across the street for each other.
- b. In all other instances, and for all other aspects relating to architectural standards, shall follow the requirements put forth in City Code 1228.03 – “Architectural Standards for Multi-Family Dwellings”.

4. Other Standards

- a. All residential buildings shall be set back a minimum of 50 feet from the boundary of the PUD.
- b. Standards not otherwise listed as part of the Development Standards for this Planned Unit Development shall conform to the standards of the RFF Residential Four-Family district in City Code 1226.04.
- c. Improvements to the Mulberry Road right-of-way shall be installed as required by Section 1234.09(f) “Responsibility for Thoroughfare Improvements”, under the supervision of the Director of Public Service.
- d. A vegetative screen shall be maintained along Airport Access Road to increase sound dampening.

Phasing Plan / Timeline

If approved, the applicant intends to construct this development in one phase. Primary construction would begin in Spring 2026, with a 9-month construction period planned. Once horizontal construction is complete, dwellings would be constructed as sales allow.

Review and Recommendation

Planned Unit Development District Review Criteria

Recommendations and decisions on Planned Unit Development applications shall be based on consideration of the following review criteria. Not all criteria may be applicable in each case, and each case shall be determined on its own facts.⁸

1. The proposed amendment will further the purposes of this overall code;

Staff Comment: Staff feels that the proposed Planned Unit Development furthers the purposes of the code.

The Planning Commission agreed with the staff comment by a vote of 3-0.

2. The proposed amendment and proposed uses are consistent with the City's adopted plans, goals and policies;

Staff Comment: Staff feels that the proposed Planned Unit Development, in its current form, is consistent with the City's goals and policies.

The Planning Commission agreed with the staff comment by a vote of 3-0.

3. The proposed amendment is necessary or desirable because of changing conditions, new planning concepts, or other social or economic conditions;

Staff Comment: Staff feels that the proposed Planned Unit Development is necessary to accommodate the style of home intended for this site. The townhome-style structures proposed would not be feasible in a standard zoning district.

The Planning Commission agreed with the staff comment by a vote of 3-0.

4. The public facilities such as transportation, utilities, and other required public services will be adequate to serve the proposed use;

Staff Comment: Staff feels that the site has adequate access to transportation, utilities, and other required public services.

Ms. Cox and Mr. Plant agreed with the staff comment. Mr. Hussong disagreed. The Planning Commission agreed with the staff comment by a vote of 2-1.

⁸ Vandalia Zoning Code, Section 1214.07(d) – Zoning Map Amendment Review Criteria

5. The proposed rezoning will not adversely affect the economic viability of existing developed and vacant land within the City;

Staff Comment: Given the location and nature of the proposed development, Staff feels that the proposed development complies with this review criterion.

The Planning Commission agreed with the staff comment by a vote of 3-0.

6. The proposed amendment is not likely to result in significant adverse impacts upon the natural environment, including air, water, noise, storm water management, wildlife, and vegetation, or such impacts will be substantially mitigated;

Staff Comment: Given the proposed preservation of green space as part of this development, Staff feels that the proposed Planned Unit Development complies with this review criteria.

The Planning Commission agreed with the staff comment by a vote of 3-0.

7. The proposed amendment will not constitute an instance where special treatment is given to a particular property or property owner that would not be applicable to a similar property, under the same circumstances;

Staff Comment: Staff feels that the proposed zoning is justified on the merits, and does not constitute special treatment.

The Planning Commission agreed with the staff comment by a vote of 3-0.

8. The proposed amendment would correct an error in the application of this Planning and Zoning Code as applied to the subject property.

Staff Comment: Staff feels that this criterion does not apply.

The Planning Commission agreed with the staff comment by a vote of 3-0.

PUD Preliminary Plan Review Criteria

The Planning Commission shall not recommend in favor of, and City Council shall not approve, a preliminary plan for a planned unit development unless each body respectively finds that the preliminary plan does the following:⁹

- A. The proposed development is consistent with the Official Thoroughfare Plan, the Comprehensive Plan and other applicable plans and policies of the City of Vandalia;

Staff Comment: Staff feels that the proposed Planned Unit Development, in its current form, is consistent with the City's goals and policies.

The Planning Commission agreed with the staff comment by a vote of 3-0.

- B. The proposed development could be substantially completed within the period of time specified in the schedule of development submitted by the applicant;

Staff Comment: Staff feels that the proposed schedule of development is reasonable and achievable.

The Planning Commission agreed with the staff comment by a vote of 3-0.

- C. The proposed development provides accessibility to public roads that are adequate to carry the traffic that shall be imposed upon them by the proposed development; that the number of vehicular access points to public roads from high traffic generating uses are minimized to limit the number traffic conflict points; and that the streets and driveways on the site of the proposed development shall be adequate to serve the users of the proposed development;

Staff Comment: Staff feels that the design of the proposed development meets this criterion.

Ms. Cox agreed. Mr. Plant and Mr. Hussong disagreed. The Planning Commission **Disagreed** with the staff comment by a vote of 1-2.

- D. The proposed development shall not impose an undue burden on public services such as utilities, fire, school and police protection;

Staff Comment: Staff feels that the proposed development complies with this review criterion.

The Planning Commission agreed with the staff comment by a vote of 3-0.

⁹ Vandalia Zoning Code, Section 1214.08(d) – Planned Unit Development Review Criteria

- E. The proposed development contains such proposed covenants, easements and other provisions relating to the proposed development standards as reasonably may be required for the public health, safety and welfare;

Staff Comment: Staff feels that the proposed development complies with this review criterion.

The Planning Commission agreed with the staff comment by a vote of 3-0.

- F. The proposed development shall include adequate open space, landscaping, screening and other improvements;

Staff Comment: Staff feels that the proposed development complies with this review criterion.

The Planning Commission agreed with the staff comment by a vote of 3-0.

- G. The location and arrangement of signs, structures, parking and loading areas, material/waste storage, walks, lighting and related facilities shall be compatible with existing and future uses both within and adjoining the proposed development;

Staff Comment: Staff feels that the proposed development complies with this review criterion. A minimum 30-inch landscaped buffer, using mulch or live plantings, shall be maintained around the base of the sign on all sides.

The Planning Commission agreed with the staff comment by a vote of 3-0.

- H. The proposed development shall preserve natural features such as watercourses, trees and rock outcrops, to the degree possible, so that they can enhance the overall design of the PUD;

Staff Comment: Noting the areas designated as open space and the addition of the wildflower prairie area, particularly to the west, Staff feels that the proposed development complies with this review criterion.

The Planning Commission agreed with the staff comment by a vote of 3-0.

- I. The proposed development is designed to take advantage of the existing land contours in order to provide satisfactory road gradients and suitable building lots and to facilitate the provision of proposed services;

Staff Comment: Staff feels that the proposed development complies with this review criterion.

The Planning Commission agreed with the staff comment by a vote of 3-0.

- J. The proposed development shall not create excessive additional requirements for public facilities and services at public cost;

Staff Comment: Staff feels that the proposed development complies with this review criterion.

The Planning Commission agreed with the staff comment by a vote of 3-0.

- K. The proposed development shall not involve uses, activities, layout and building designs that are detrimental to the use of both the proposed facilities and/or nearby properties by reason of excessive traffic, noise or vibration, storm water flooding, air or water emissions, objectionable glare or lack of proper regard for privacy;

Staff Comment: Noting that the only proposed uses are residential in character or passive open space uses, Staff feels that the proposed development complies with this review criterion.

Ms. Cox and Mr. Plant agreed with the staff comment. Mr. Hussong disagreed. The Planning Commission agreed with the staff comment by a vote of 2-1.

Mr. Hussong noted for the record that his objection was purely due to traffic concerns.

- L. The proposed development has buildings designed with sufficient architectural variety and exterior surface complexity but including elements which serve to visually unify the development;

Staff Comment: Given the variety of home designs and their thematic similarities, Staff feels that the proposed development complies with this review criterion.

The Planning Commission agreed with the staff comment by a vote of 3-0.

M. The proposed development has minimized the size of paved areas or provided adequate visual relief through the use of landscaped islands while providing adequate parking.

Staff Comment: As no standalone parking lots or vehicular use areas are proposed, Staff feels that this review criterion does not apply.

The Planning Commission agreed with the staff comment by a vote of 3-0.

Recommendation

Having reviewed the proposed Planned Unit Development district, the proposed Preliminary Plan, and the application materials provided, staff finds that the application meets the relevant criteria for approval.

Accordingly, staff recommends that Planning Commission issue a recommendation of **approval** for the establishment of the proposed Planned Unit Development, identified on a preliminary basis as Copperfield Towns, with the development standards as set forth herein.

Staff further recommends that Planning Commission issue a recommendation of **approval** for the proposed preliminary plan.

At its meeting of August 26th, 2025, the Planning Commission voted 3-0 to recommend **approval** of the proposed Planned Unit Development district and Preliminary Plan for the Copperfield Towns development.

The recommendation of the Planning Commission on both items is hereby forwarded to the September 2, 2025, Study Session for Council review.



Development & Engineering Services

Application for Public Hearing for Zoning Action or Code Amendment

Complete this page and follow the directions on page 2 for each of the following requests:

☐ Rezoning ☐ Cond Use ☒ Planned Unit Dev ☐ Similar Use Det ☐ Site Plan Rev/Mod

Applicant Name: DDC Management

Mailing Address: 3601 Rigby Rd. Suite 300, Miamisburg, OH 45342

Phone Number: 937-401-3844

E-mail Address: ryan.reed@ddcmgmt.com

Owner Name**: Copperfield LLC

Mailing Address: 3150 Republic Blvd. N. Unit 3
Toledo, OH 43615

Phone Number: _____

OFFICE USE ONLY

Filing Date _____

Hearing Date _____

Case No. _____

**** If Applicant is other than
owner, written consent of
owner is required.**

Location of Use.

Street Address: Mulberry Road, Vandalia, OH (PPN B02 00624 0001)

(north, south, east, west) side of Mulberry Road, 0 feet

(north, south, east, west) from the intersection of Hedgestone Drive

Subdivision: _____ Lot No.: _____ Section: _____

Case Description.

Present Zoning District: agricultural Total Acres: 11.36

Requested Zoning District (for rezoning requests only): PUD

Description of the existing use of property: agricultural

Description of proposed use of property: Single Family Attached

Reason for Zoning Request or Code Amendment: To allow for a single family attached development

Applicant/Owner

6-30-2025

Date

Zoning Administrator

Date

FILING FEES (office use only):

Site Plan Review/Modification (\$106.00)

Similar Use Determination (\$106.00)

Conditional Use (\$318.00)

Planned Unit Development (\$531.00)

Planned Unit Dev. Amendment (\$265.00)

Rezoning (\$531.00)

Receipt No.: _____ TOTAL: _____

Follow The Directions Below for Application Submittal.

Code Amendment: Complete page 1 and include 7 copies of any other supplemental materials that may assist the board in making a decision.

Rezoning: Complete page 1 and include 7 copies of a plan that outlines the subject parcels and illustrates the surrounding zoning districts.

Conditional Use: Complete page 1 and 2 and include 7 copies of a site plan drawn to scale, which includes the following; shape and dimensions of the lot(s), buildings and accessory structures, parking and loading areas, traffic circulation, open spaces, landscaping, signage, utilities, refuse and service areas and a rendering of the proposed building(s).

Planned Unit Development: Complete pages 1, 3 and, 4. Include 7 copies of the supporting documents listed on pages 3 and/or 4.

**Any zoning approval granted by the City is given solely with respect to compliance with the City of Vandalia Zoning Code. The property may be subject to private restrictions including but not limited to recorded Covenants, Restrictions or Declarations that may be applicable notwithstanding any City zoning approval and may require separate approval not involving the City. Applicant is solely responsible for compliance with any such private restrictions*

COMPLETE THIS SECTION FOR CONDITIONAL USE REQUESTS.

Please provide a narrative statement evaluating the effects on adjoining property; the effect of such elements as traffic, noise, glare, odor, fumes and vibration on adjoining property; a discussion of the general compatibility with adjacent and other properties in the district.

The proposed infrastructure improvements and residential development complement the existing land use and support the future land use character of the surrounding neighborhood by continuing the residential subdivision (Copperfield) to the North. The reclassification would be desirable to the surrounding community for the following reasons: (1) it aligns with Vandalia's Comprehensive Plan and it's Future Land Use plan, (2) the proposed residential community will bring a quality product at an affordable price point to support the increasing job growth the surrounding area is experiencing, and (3) the proposed residential community will provide buyers a product with a "maintenance-free living" lifestyle allowing them to spend more time within the city and downtown destinations. Applicant requests a waiver to requirement 1234/09(f) along Mulberry, which would require road widening, curbs, gutters and sidewalks as part of the Thoroughfare plan. In evaluation of the existing surrounding community (Copperfield), these improvements have not been installed. Additionally, the location of this project does not provide connectivity to adjacent properties or developments where these improvements are in place.

Is the proposed use in harmony with the general purposes and intent of the Zoning Code and does the proposed use comply with the general guidelines and regulations for the district in which it is located?

The proposed use is in harmony with the City of Vandalia Comprehensive Plan.

What will be the hours of operation for the proposed use? N/A

COMPLETE THIS SECTION FOR A PLANNED UNIT DEVELOPMENT (PUD).

Underlying Zoning: 11.36 Acres of agricultural; _____ Acres of _____;
_____ Acres of _____ = Total Acreage: 11.36.

Is an amendment of the underlying zoning part of this application? ☒ YES ☐ NO

If yes, please explain. _____

Phasing:

Number 1 Start Date _____; Finish Date _____; Total Acres 11.36

Uses single family attached

Amenities dog park, pond, entry signage

Number _____ Start Date _____; Finish Date _____; Total Acres _____

Uses _____

Amenities _____

Number _____ Start Date _____; Finish Date _____; Total Acres _____

Uses _____

Amenities _____

Number _____ Start Date _____; Finish Date _____; Total Acres _____

Uses _____

Amenities _____

Density:

Residential: Maximum number of dwelling units proposed 87 / 11.36 acres.

Non-Residential: Maximum number of dwelling units proposed _____ / _____ acres.

Streets:

Public streets proposed: approx. 1800 linear feet. Minimum lighting _____ f.c.

Private streets proposed: _____ linear feet. Minimum lighting _____ f.c.

Open Space (for residential developments only):

Acreage to be dedicated as City parkland: _____ Acres.

Common open space held by Homeowner's Association: approx. 3.6 Acres.

Impervious surface coverage: approx 4.5 Acres / 11.36 Total Acres = 0.40 %

Please include the following supporting documents with requests for PUD approval:

1. **Vicinity Map** (1" = 1000' minimum scale)
2. **Existing Characteristics Map** (proposed plan boundary line, existing property lines, underlying zoning, right of way, easements, public properties, elevation contours, national flood insurance floodways and flood fringe and federal jurisdictional wetlands)
3. **Proposed Plan/Plat** (proposed plan boundary line, phasing boundaries and designations, streets (public or private), bikeways, sidewalks, zoning, water, sanitary sewer, and storm drainage improvements, residential buildings, non-residential buildings, setbacks, parking, loading, dumpster locations, signs and recreational or other amenities)
4. **Preliminary Grading Plan** (any area cleared, structure demolished and erosion/sedimentation control structures installed)
5. **Preliminary Landscaping Plan** (mounding, screening and generic plant materials)
6. **Development Statement** (discussion of the following; compatibility with surroundings, access, public utilities provided, ownership, access and provision of maintenance for common areas such as open spaces parking & other amenities)
7. **Conceptual Elevations** (building materials and design principals to be applied to the development)
8. **Proposed covenants, deed restrictions and association bylaws**

Application for
Planned Unit Development
**Copperfield Towns Development
Statement**

City of Vandalia, Ohio

January 2022

Applicant:	DDC Management 3601 Rigby Rd, Suite 300 Miamisburg, OH 45342 (937) 401-3844 Attn: Ryan Reed
Property Owners:	Copperfield LLC 3150 Republic Blvd N Unit 3 Toledo, OH 43615
Property:	Mulberry Rd. Vandalia, OH
	Approx. Site Total: 11± acres
Tax Parcel Number:	B02-00624-0001
Project Engineer/Planner:	CESO, Inc. 3601 Rigby Road, Suite 300 Miamisburg, Ohio 45342 (937) 401-3959 Attn: Justin Elam, PE, CPESC

Project Developer: DDC Management
3601 Rigby Rd, Suite 300
Miamisburg, OH 45342
(937) 401-3844
Attn: Ryan Reed

Proposed Application: PUD-Planned Unit Development

Project Narrative:

The project site consists of approximately 11 acres located on the south side of Mulberry Road, South of Copperfield. The site, currently zoned A, is comprised of a farm field and woods.

Currently located around the proposed development to the:

- ☐ North of the property is Copperfield Subdivision
- ☐ South of the property is US 70
- ☐ East of the property is farm field
- ☐ West of the property is Dayton International Airport Access Rd

The proposed development will consist of an attached townhome development (approximately 87 townhome units).

Utilities/Public Services:

A. All utilities shall be underground, whenever possible, except for telephone and cable pedestals and electric transformers.

1. Waterline: Waterline service throughout the development will be public.
2. Sanitary: Sanitary service throughout the development will be public.
3. Drainage: A retention pond is being proposed to the south of the residential development. Maintenance of the retention pond will be the responsibility of the Homeowners Association.

Access

The subdivision will have one access point off Mulberry Rd. and will provide two stub streets to the east for future connection.

Residential Development Standards

A. General Standards

Site Acreage:	11 Acres
Number of Units:	87 Units
Building Setbacks:	25' (Front) from Right of Way / 15'/30' (Side) Between Buildings / 10' (Rear)

1. All proposed roads are public and designed to comply with city standards, unless otherwise noted on the Development Plan.
2. On street parking will be allowed on both sides of the street.

B. Building and Height Restrictions

1. Dwelling Units shall be single-family, attached residences. The maximum building height shall not exceed twenty-five feet (25') in height from top of foundation to ridge of roof line.
2. House square footages (which shall be defined as habitable, heated, above-ground living space) shall be not less than thirteen hundred (1,300) square feet.
3. The Juniper Elevations shown in application are the only products proposed for the development. Architectural diversity is as shown between each "unit" within a two or three unit structure. Color variations between "units" will be agreed to with City staff prior to or at time of building permit.

Homeowners Association Responsibilities

1. Homeowners Association: All residential property owners located within Copperfield Towns will be required to join and maintain membership in a forced and funded homeowners association (the "Association"), which will be formed prior to any units being sold.
2. Association shall be responsible for lawn maintenance for common areas and exclusive use areas. Lawn maintenance, by the Association, for Limited Common Areas shall be determined by the board of directors on a case-by-case basis.

3. Exterior Maintenance for Townhomes

4. The Board will be turned over at the expiration of the Development Period. Within ninety (90) days after the expiration of the Development Period, the President of the Association shall call a special membership meeting ("Development Period Special Meeting"). At the Development Period Special Meeting, all Declarant appointed Directors shall be deemed removed from office, and the Class A Members, including the Declarant if it is then an Owner, shall elect a Director to fill each vacancy on the Board.

Development Period. "Development Period" means the period commencing on the date on which this Declaration is recorded and terminating on the earlier to occur of: (i) within thirty (30) days following the date when one hundred percent (100%) of the Dwelling Units which may be built on the Property or Additional Property have been deeded by either Declarant and/or any Builder to a third-party purchaser; or (ii) thirty (30) years from the date of recording of the Declaration.





REVISION DESCRIPTION

NO. DATE

DDC MANAGEMENT, LLC
COPPERFIELD
TOWNS

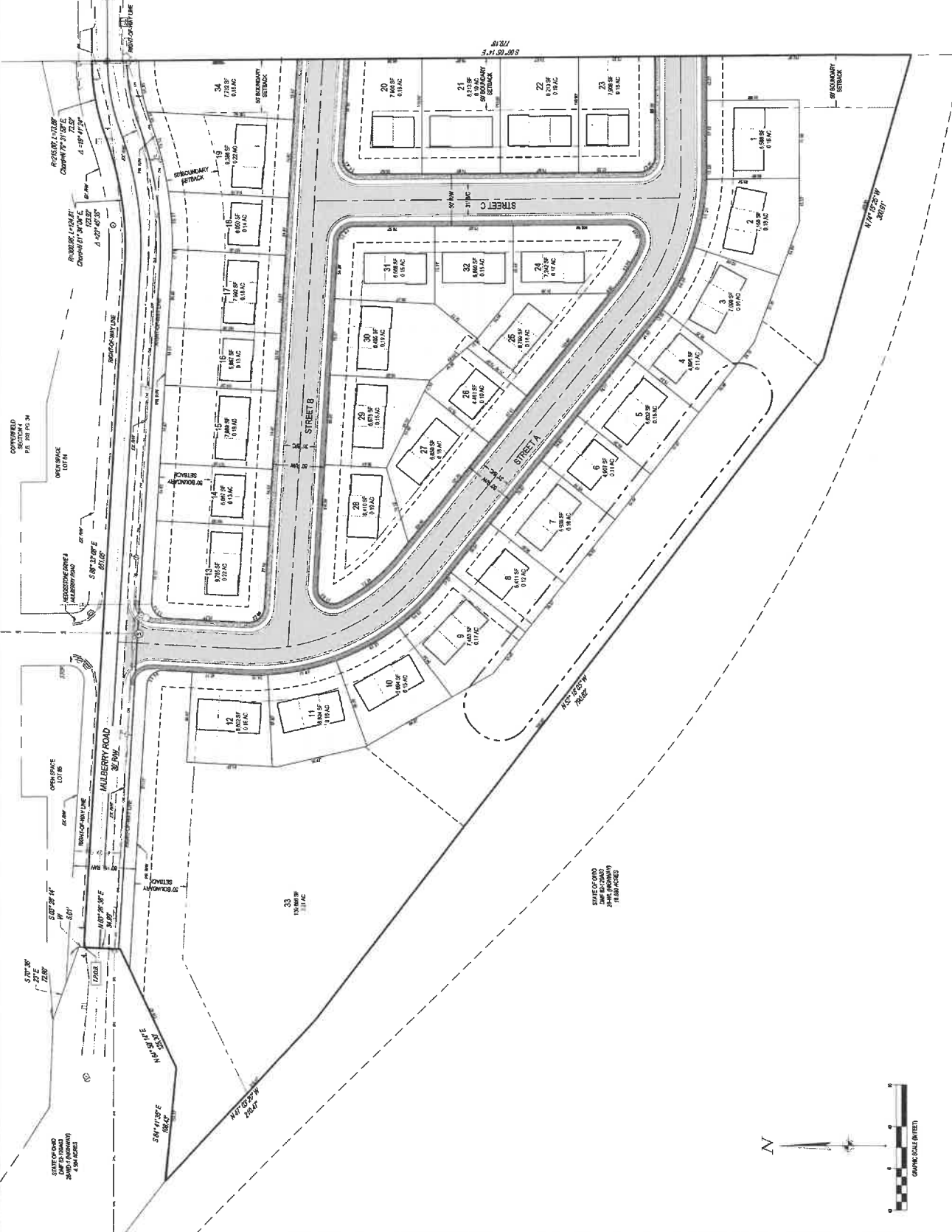
LAYOUT PLAN

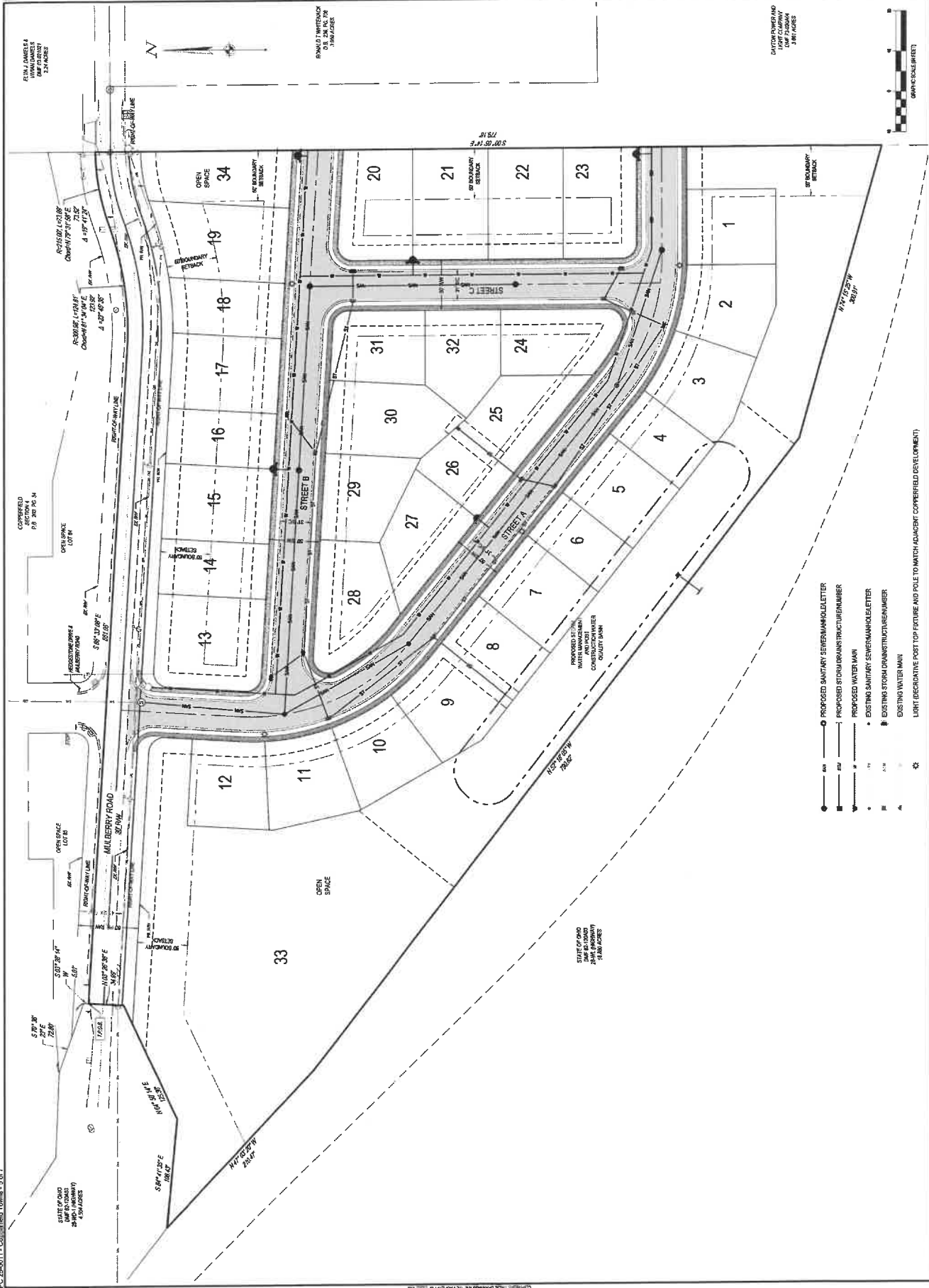
DATE: 01/11/2011
PREPARED BY: J. D. DODD
JOB NO.: 789257
DESIGNER: AEE
DRAWN: SCS
CHECKED: AEE
SHEET NO.: 3

ELEV. PANELS:
WINDMILLS
0.00
24.00 FEET

FORMED T. INTERFERENCE
0.00 TO 0.00
1.00 FEET

DUTY POWER AND
LOAD COMPANY
0.00 TO 0.00
1.00 FEET



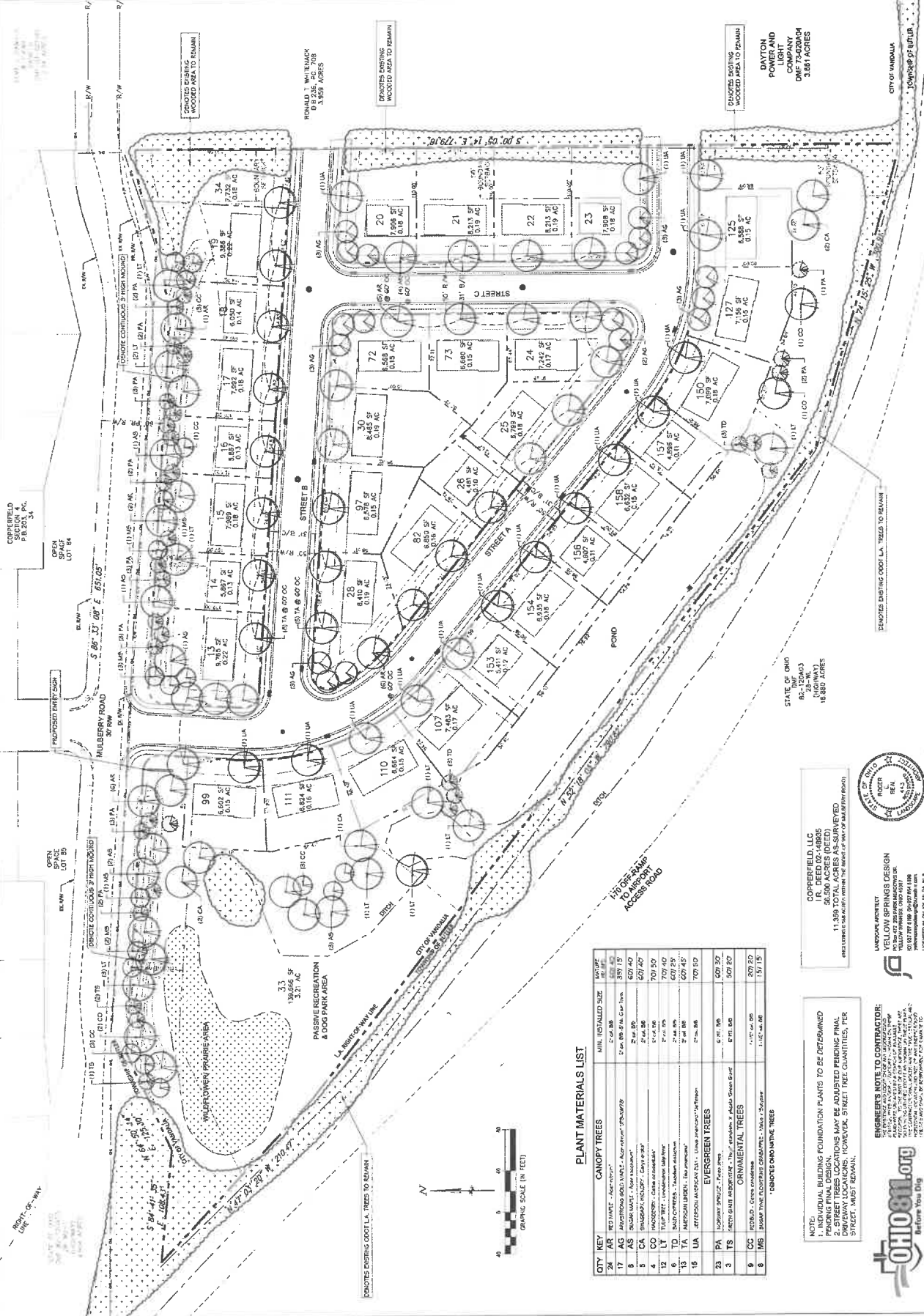




DDC MANAGEMENT, LLC
COPPERFIELD
TOWNS

SITE
LANDSCAPE
PLAN

PRELIMINARY PLAN
JOB NO.: 765927
DESIGN: FEB
DRAWN: FEB
CHECKED: FEB
SHEET 1 OF 5



PLANT MATERIALS LIST

QTY	KEY	MINI. INSTALLED SIZE	NOTES
24	AR	2" x 3/8"	RED MAPLE - "Acer rubrum"
17	AG	2" x 3/8"	ADONIS GARDEN WAX - "Adonis vernalis"
8	AS	2" x 3/8"	SILVER MAPLE - "Acer saccharinum"
5	CA	2" x 3/8"	SHADYBARK WAX - "Carya ovata"
4	CO	2" x 3/8"	SHADYBARK WAX - "Carya ovata"
12	LT	2" x 3/8"	SHADYBARK WAX - "Carya ovata"
13	LT	2" x 3/8"	SHADYBARK WAX - "Carya ovata"
14	LT	2" x 3/8"	SHADYBARK WAX - "Carya ovata"
15	UA	2" x 3/8"	SHADYBARK WAX - "Carya ovata"
23	PA	2" x 3/8"	SHADYBARK WAX - "Carya ovata"
3	TS	2" x 3/8"	SHADYBARK WAX - "Carya ovata"
9	CC	2" x 3/8"	SHADYBARK WAX - "Carya ovata"
8	MS	2" x 3/8"	SHADYBARK WAX - "Carya ovata"

NOTE:
1. INDIVIDUAL BUILDING FOUNDATION PLANTS TO BE DETERMINED
2. STREET TREES LOCATIONS MAY BE ADJUSTED PENDING FINAL
DRIVEWAY LOCATIONS, TOWNSHIP, STREET, TRAIL, QUANTITIES, PER
STREET, MUST REMAIN.

ENGINEER'S NOTE TO CONTRACTOR:
1. INDIVIDUAL BUILDING FOUNDATION PLANTS TO BE DETERMINED
2. STREET TREES LOCATIONS MAY BE ADJUSTED PENDING FINAL
DRIVEWAY LOCATIONS, TOWNSHIP, STREET, TRAIL, QUANTITIES, PER
STREET, MUST REMAIN.

LANDSCAPE ARCHITECT
COPPERFIELD, LLC
16, DEED 02-18885
11,359 TOTAL ACRES AS-SURVEYED
UNLESS OTHERWISE NOTED, ALL PLANTS ARE TO BE PLANTED WITHIN THE RIGHT OF WAY OF ALL PAVED ROADS.



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COPPERFIELD, LLC
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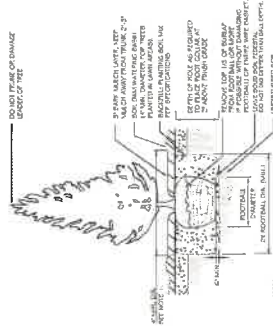
LANDSCAPE ARCHITECT
COPPERFIELD, LLC
16, DEED 02-18885
11,359 TOTAL ACRES AS-SURVEYED
UNLESS OTHERWISE NOTED, ALL PLANTS ARE TO BE PLANTED WITHIN THE RIGHT OF WAY OF ALL PAVED ROADS.

LANDSCAPE
DETAILS &
ENTRY SIGN

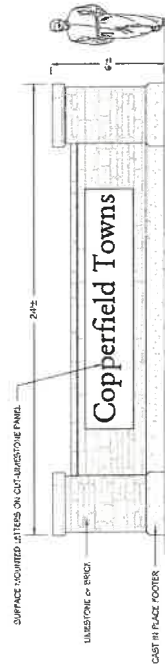
ISSUE:	PRELIMINARY PLAN
DATE:	01/2/2022
JOB NO.:	758257
DESIGN:	REB
DRAWN:	REB
CHECKED:	REB
SHEET NO.	6

[illegible][illegible]

DO NOT FEAR OR DAMAGE



EVERGREEN TREE PLANTING DETAIL



DOUBLE-SIDED ENTRANCE SIGN CONCEPT



LANDSCAPE ARCHITECT
YELLOW SPRINGS DESIGN
PO Box 472, 205 E. Main Meadows Dr.
YELLOW SPRINGS, OHIO 43157
(614) 927-7878 (614) 927-8541 8150
yellowspringdesign@gmail.com
LICENSED IN: OH, KY, MI, PA, IL,
MO, VA, TX, AZ, CO & UT

Minutes of the City of Vandalia Planning Commission
August 26, 2025

Members Present:	Ms. Kristin Cox, Mr. Lucious Plant, Mr. Bob Hussong
Members Absent:	Mr. Dave Arnold
Staff Present:	Michael Hammes, City Planner Ben Graham, Zoning & Planning Coordinator Ben Borton, Director of Public Service Rob Cron, Assistant City Manager
Others Present:	James Test, Sean McKinnies, Jon Bixs, Robert Bellinger, Larry Taylor, Jamie Spencer, Alexis Morgan, Matt Morgan, Sean Olson, Al Machuca, Amy Machuca, Deryl Taylor

Call to Order

Ms. Cox called the meeting to order at 6:01 p.m.

Attendance

Ms. Cox noted that three members were present. Mr. Plant made a motion to excuse Mr. Arnold. Mr. Hussong seconded. The motion carried 3-0.

Reorganization Meeting

Mr. Hammes explained that the terms for members of the Planning Commission expire at the end of June each year. The Commission elects a new Chair and Vice Chair at the first meeting following the start of the new term. He added that Ms. Cox had served as the Acting Chair for the previous meeting, due to the size of the agenda.

Mr. Hammes noted that a member could be selected as Vice Chair even if they were absent from the meeting. In that scenario, he recommended selecting a Second Vice Chair as well. In the event that both the Chair and Vice Chair would be absent, the Second Vice Chair would preside over the meeting.

Mr. Plant nominated Ms. Cox as Chair. Mr. Hussong seconded the motion. Ms. Cox agreed to serve. Roll was called. The motion carried 3-0. Ms. Cox was elected as Chair of the Planning Commission.

Ms. Cox nominated Mr. Arnold as Vice Chair and Mr. Plant as Second Vice Chair. Mr. Hussong seconded the motion. Mr. Plant agreed to serve. Roll was called. The motion carried 3-0. Mr. Arnold was elected as Vice Chair of the Planning Commission, with Mr. Plant elected as Second Vice Chair.

Approval of Minutes of the Planning Commission

Mr. Hussong made a motion to approve the July 8th, 2025 minutes. Mr. Plant seconded the motion. The motion carried 3-0.

Ms. Cox read from a prepared statement, transcribed verbatim below.

Just for everybody in the room, I just wanted to put together a couple of comments about what we do and who we are.

We are Vandalia citizens just like you that volunteer to sit on this board as a way to be more involved in our community. We are appointed by the City and are unpaid for our services. The Commission holds a public hearing, listens to input, and gives City Council a recommendation to approve or deny the request.

There are specific requirements in our code about notifications to the public and public notices about meetings that are strictly followed by our staff.

The goal is to help Vandalia grow in an orderly, safe, and smart way that adheres to our planning and zoning code, the City Charter, our zoning map, and our comprehensive plan. It can be challenging to balance the needs of businesses, builders, and neighborhoods all at once. We are subject to sunshine laws and Roberts rules, and must conduct ourselves in the meetings as such.

While we may have personal convictions about a topic, our main duty is to review the application fairly and review how the code applies to the request. Our recommendation then is forwarded to the City Council for further review and additional community input.

Swearing in of Attendees Wishing to Speak at Meeting

The attendees were sworn in.

Old Business

Mr. Hammes confirmed that there was no Old Business on the agenda.

New Business – PC 25-0011 – PUD and Preliminary Plan – Copperfield Towns

Mr. Hammes introduced Case PC 25-0007. Todd Foley, of DDC Management, requests the creation of a new Planned Unit Development and associated Preliminary Plan for the Copperfield Towns Development at 3330 Mulberry Road in the City of Vandalia. If approved, the 11.36 acre site would be divided into 34 building lots which would accommodate 87 townhomes in 2 and 3-unit structures. The property is currently zoned A – Agriculture.

Mr. Hammes explained that the applicant had submitted a similar application in July of 2022, but that Council had ultimately denied the request.

Mr. Hammes described the surrounding zoning and land use profile, noting that the site is bordered by highway to the south and west, agricultural property to the east, and the Copperfield residential development to the north.

Mr. Hammes discussed the housing proposed for the site. The developer proposed a blend of 2-unit and 3-unit structures, each with townhomes featuring a garage and other amenities. Common spaces, including a large open space area to the west, would be maintained by a homeowners'

association.

Mr. Hammes referred to the proposed preliminary plan. He pointed out that the development would have a single entrance from Mulberry and internal streets forming a loop. Two of those streets would terminate at the east end of the site, but could connect to future development to the east in the future.

Mr. Hammes reported that one monument sign was proposed for the entrance to the development.

Mr. Hammes discussed the open space proposed for the site, noting that a 50-foot buffer would be required along Mulberry and to the east.

Mr. Hammes noted that the land-use density for the site would be 7.65 dwelling units per acre. This would be lower than the 12 units per acre maximum for multi-family residential planned unit developments.

Mr. Hammes discussed the Comprehensive Plan. This property, as well as the other agricultural properties south of Mulberry, are designated as "Medium Density Residential" properties in the Future Land Use Map. The medium density designation specifically identifies townhomes as a viable type of housing for that area. He added that the proposed development appeared to be consistent with the Comprehensive Plan.

Mr. Hammes reviewed the proposed development standards for the site. For building lots, the only permitted use would be Multi-Family Residential. Open space and passive recreational uses would be permitted on the open space lot to the west. Mr. Hammes also noted that the exteriors of dwelling units would be required to have variety, with no two adjacent units having the same design or façade.

Mr. Hammes noted that required improvements to Mulberry Road would be completed to City Standards and under the supervision of the Director of Public Service.

Mr. Hammes discussed the proposed schedule for the development. Primary construction will begin in spring of 2026 with a nine month approximately 9-month construction period planned. Once horizontal construction is complete, dwellings would be constructed as sales allowed.

Mr. Hussong asked if it would be relevant to know why the previous request was denied. Mr. Hammes replied that the current application should be judged on its own merits, but that the history of the site was relevant. He reported that residents in 2022 expressed concern about the quality and design of the proposed homes, the builder involved in the project, and with traffic along Mulberry.

Hearing no further questions, Ms. Cox invited the applicant to address the Commission.

Mr. Jon Bills, of DDC Management, addressed the Commission. He noted that the property owner was present as well. He thanked the Commission for the opportunity.

Mr. Bills agreed that the current proposal was substantially similar to the previous application, but that the current proposal meets the requirements of the City's goals and plans. He pointed out that the development is designed to meet the requirements of the Medium Density Residential designation in the Comprehensive Plan.

Mr. Bills noted that the size and location of this property makes it ideal for a transition between the single-family homes to the north and the highway to the south. He reiterated the need for new housing in Vandalia, and pointed out that this style of housing would be ideal for employees at growing businesses located nearby.

Mr. Bills added that the previous concerns about traffic on Mulberry were not specific to this development.

Mr. Bills stated that his company was a horizontal developer, and that they would partner with a homebuilder with some experience in the Dayton market to build the structures. At this time, no builder had been selected.

In response to an inquiry from the audience regarding pricing, Mr. Bills confirmed that he anticipated price points in the high \$200,000's to low \$300,000's, but that more specific pricing would not be available until a builder was selected.

Mr. Hammes noted that any builder involved in the project would need to build homes that meet all of the requirements of the PUD and the Ohio Building Code.

Mr. Plant inquired about the ownership of the homes. Mr. Bills confirmed that all units would be owner occupied. The proposed homeowners' association would maintain landscaping and common areas, including ponds, and any non-exclusive use areas such as those behind the structures.

Ms. Cox asked about the project timeline, questioning whether the development could be left without a builder. Mr. Bills replied that there would be a lot purchase agreement obligating the homebuilder to complete a model home followed by a certain number of homes per quarter. The buildout for this development is anticipated to take approximately 2 years, with 12 homes expected per quarter.

Hearing no further questions for the applicant, Ms. Cox opened the public portion of the meeting.

Public Comments

Mr. Jim Test, of 1228 Greystone Circle, stated that he had been a resident of the Copperfield development for 20 years and Vandalia for 50 years. He expressed opposition to the proposed development, suggesting that the homes in Copperfield had higher quality and value than the proposed townhomes.

Mr. Test argued that this development would harm the property values of the Copperfield development to the north. He recommended that this property would be better suited to a continuation of the Copperfield development.

Mr. Test pointed out that the City of Vandalia had done a good job of listening to concerns from residents. He added that these homes could work elsewhere in the city.

Ms. Amy Machuca, of 1166 Landsdale Court, asked about the sizes of homes in the proposed development. She also expressed concern about the traffic along Mulberry, noting that the road cannot handle an additional 140 vehicles. With the curves on this road and concerns about width,

additional school bus traffic, and cars that may cut through Copperfield, there are questions about safety that must be addressed.

Ms. Machuca also asked about the potential impact on the school district.

Mr. Bills returned to the podium to answer some of the questions raised by the speakers. He discussed the size of homes, noting that the specific sizes would depend on the homebuilder.

Mr. Hammes added that the size of a dwelling unit would be calculated using the living area, not the bulk footprint on the site. He pointed out that the developer had proposed a 1,300 square foot minimum dwelling size in their submittal.

Ms. Cox asked about the traffic concerns raised by the previous speaker. Mr. Bills confirmed that the entrance to the development would be directly across from the south entrance to Copperfield.

Mr. Hammes added that entrances would generally be placed across from one another. This is a standard element of traffic design intended to allow opposing traffic to pass without the risk of collision.

Mr. Rob Cron, Assistant City Manager, reported that the developer would be required to widen Mulberry Road and provide curb and gutter and sidewalk along their property.

Mr. Cron also indicated a stretch of Mulberry to the northwest that falls into the jurisdiction of Butler Township. He reported that there had been preliminary discussions about taking over that section of road from the township.

Ms. Cox commented that recent data suggested that the number of school-age children in the school district was declining, based on the aging in place of the population. Mr. Hussong added that the rise in online schooling may impact the district's enrollment as well.

In response to a question from Mr. Plant, Mr. Bills confirmed that all homes would face toward the internal streets within the development. He anticipated that the target market would likely be first-time homebuyers.

Mr. Hammes added that none of the homes that back up to Mulberry would have driveways onto Mulberry.

Mr. Plant asked about screening around the site. Mr. Hammes referred to the landscape plan include in the submittal, pointing out landscape buffers along the highway and Mulberry Road. The internal streets would also have street trees.

Mr. Hussong asked about data relating to speeding, and whether sidewalks have an impact on speeding. A discussion ensued regarding the impact of the development on speeds through the area.

Mr. Al Machuca, of 1166 Landsdale Court, addressed the Commission. He noted that he had opposed the previous application. He expressed concerns that the development would not provide anywhere for kids to play, resulting in them going out onto Mulberry or into the Copperfield development.

Mr. Machuca also expressed concern about the traffic. He pointed out that there is a small bridge on Mulberry that would not permit two large trucks to pass safely. He suggested that adding 87 homes and at least two drivers per car would be a problem.

Mr. Jim Test returned to the podium. He pointed out that any kids in this development who play soccer would go straight through the Copperfield development to get to the soccer fields.

Mr. Darrell Taylor, of the Copperfield Homeowners' Association, addressed the Commission in opposition to the proposed development. He explained that he deals with concerns from his residents every day. The development of this site would increase concerns from his residents, including increased police involvement and possible trespassing.

Hearing no further comments, Ms. Cox closed the public portion of the meeting.

Review Criteria

Ms. Cox explained that the Commission would discuss the District and Preliminary Plan review criteria.

Recommendations and decisions on Planned Unit Development applications shall be based on consideration of the following review criteria. Not all criteria may be applicable in each case, and each case shall be determined on its own facts.

1. The proposed amendment will further the purposes of this overall code;

Staff Comment: Staff feels that the proposed Planned Unit Development furthers the purposes of the code.

The Planning Commission agreed with the staff comment by a vote of 3-0.

2. The proposed amendment and proposed uses are consistent with the City's adopted plans, goals and policies;

Staff Comment: Staff feels that the proposed Planned Unit Development, in its current form, is consistent with the City's goals and policies.

The Planning Commission agreed with the staff comment by a vote of 3-0.

3. The proposed amendment is necessary or desirable because of changing conditions, new planning concepts, or other social or economic conditions;

Staff Comment: Staff feels that the proposed Planned Unit Development is necessary to accommodate the style of home intended for this site. The townhome-style structures proposed would not be feasible in a standard zoning district.

The Planning Commission agreed with the staff comment by a vote of 3-0.

4. The public facilities such as transportation, utilities, and other required public services will be adequate to serve the proposed use;

Staff Comment: Staff feels that the site has adequate access to transportation, utilities, and other required public services.

Ms. Cox and Mr. Plant agreed with the staff comment. Mr. Hussong disagreed. The Planning Commission agreed with the staff comment by a vote of 2-1.

5. The proposed rezoning will not adversely affect the economic viability of existing developed and vacant land within the City;

Staff Comment: Given the location and nature of the proposed development, Staff feels that the proposed development complies with this review criterion.

The Planning Commission agreed with the staff comment by a vote of 3-0.

6. The proposed amendment is not likely to result in significant adverse impacts upon the natural environment, including air, water, noise, storm water management, wildlife, and vegetation, or such impacts will be substantially mitigated;

Staff Comment: Given the proposed preservation of green space as part of this development, Staff feels that the proposed Planned Unit Development complies with this review criteria.

The Planning Commission agreed with the staff comment by a vote of 3-0.

7. The proposed amendment will not constitute an instance where special treatment is given to a particular property or property owner that would not be applicable to a similar property, under the same circumstances;

Staff Comment: Staff feels that the proposed zoning is justified on the merits, and does not constitute special treatment.

The Planning Commission agreed with the staff comment by a vote of 3-0.

8. The proposed amendment would correct an error in the application of this Planning and Zoning Code as applied to the subject property.

Staff Comment: Staff feels that this criterion does not apply.

The Planning Commission agreed with the staff comment by a vote of 3-0.

The Planning Commission shall not recommend in favor of, and City Council shall not approve, a preliminary plan for a planned unit development unless each body finds that the preliminary plan does the following:

- A. The proposed development is consistent with the Official Thoroughfare Plan, the Comprehensive Plan and other applicable plans and policies of the City of Vandalia;

Staff Comment: Staff feels that the proposed Planned Unit Development, in its current form, is consistent with the City's goals and policies.

The Planning Commission agreed with the staff comment by a vote of 3-0.

- B. The proposed development could be substantially completed within the period of time specified in the schedule of development submitted by the applicant;

Staff Comment: Staff feels that the proposed schedule of development is reasonable and achievable.

The Planning Commission agreed with the staff comment by a vote of 3-0.

- C. The proposed development provides accessibility to public roads that are adequate to carry the traffic that shall be imposed upon them by the proposed development; that the number of vehicular access points to public roads from high traffic generating uses are minimized to limit the number traffic conflict points; and that the streets and driveways on the site of the proposed development shall be adequate to serve the users of the proposed development;

Staff Comment: Staff feels that the design of the proposed development meets this criterion.

Ms. Cox agreed. Mr. Plant and Mr. Hussong disagreed. The Planning Commission **Disagreed** with the staff comment by a vote of 1-2.

- D. The proposed development shall not impose an undue burden on public services such as utilities, fire, school and police protection;

Staff Comment: Staff feels that the proposed development complies with this review criterion.

The Planning Commission agreed with the staff comment by a vote of 3-0.

- E. The proposed development contains such proposed covenants, easements and other provisions relating to the proposed development standards as reasonably may be required for the public health, safety and welfare;

Staff Comment: Staff feels that the proposed development complies with this review criterion.

The Planning Commission agreed with the staff comment by a vote of 3-0.

- F. The proposed development shall include adequate open space, landscaping, screening and other improvements;

Staff Comment: Staff feels that the proposed development complies with this review criterion.

The Planning Commission agreed with the staff comment by a vote of 3-0.

- G. The location and arrangement of signs, structures, parking and loading areas, material/waste storage, walks, lighting and related facilities shall be compatible with existing and future uses both within and adjoining the proposed development;

Staff Comment: Staff feels that the proposed development complies with this review criterion. A minimum 30-inch landscaped buffer, using mulch or live plantings, shall be maintained around the base of the sign on all sides.

The Planning Commission agreed with the staff comment by a vote of 3-0.

- H. The proposed development shall preserve natural features such as watercourses, trees and rock outcrops, to the degree possible, so that they can enhance the overall design of the PUD;

Staff Comment: Noting the areas designated as open space and the addition of the wildflower prairie area, particularly to the west, Staff feels that the proposed development complies with this review criterion.

The Planning Commission agreed with the staff comment by a vote of 3-0.

- I. The proposed development is designed to take advantage of the existing land contours in order to provide satisfactory road gradients and suitable building lots and to facilitate the provision of proposed services;

Staff Comment: Staff feels that the proposed development complies with this review criterion.

The Planning Commission agreed with the staff comment by a vote of 3-0.

- J. The proposed development shall not create excessive additional requirements for public facilities and services at public cost;

Staff Comment: Staff feels that the proposed development complies with this review criterion.

Mr. Hussong asked for clarification about how this criterion is defined. Mr. Hammes replied that this criterion was intended to refer to public infrastructure that might be required to make the development viable. He gave an example where a proposed development might be designed to require a lift station and other sanitary sewer upgrades, at significant public cost, when there are alternative designs or options that would not incur that cost.

The Planning Commission agreed with the staff comment by a vote of 3-0.

- K. The proposed development shall not involve uses, activities, layout and building designs that are detrimental to the use of both the proposed facilities and/or nearby properties by reason of excessive traffic, noise or vibration, storm water flooding, air or water emissions, objectionable glare or lack of proper regard for privacy;

Staff Comment: Noting that the only proposed uses are residential in character or passive open space uses, Staff feels that the proposed development complies with this review criterion.

Ms. Cox and Mr. Plant agreed with the staff comment. Mr. Hussong disagreed. The Planning Commission agreed with the staff comment by a vote of 2-1.

Mr. Hussong noted for the record that his objection was purely due to traffic concerns.

- L. The proposed development has buildings designed with sufficient architectural variety and exterior surface complexity but including elements which serve to visually unify the development;

Staff Comment: Given the variety of home designs and their thematic similarities, Staff feels that the proposed development complies with this review criterion.

The Planning Commission agreed with the staff comment by a vote of 3-0.

- M. The proposed development has minimized the size of paved areas or provided adequate visual relief through the use of landscaped islands while providing adequate parking.

Staff Comment: As no standalone parking lots or vehicular use areas are proposed, Staff feels that this review criterion does not apply.

The Planning Commission agreed with the staff comment by a vote of 3-0.

Recommendation

Ms. Cox noted that Staff recommended approval of the proposed PUD and Preliminary Plan. She commented that there had been disagreement on the criterion relating to traffic concerns, and wanted to ensure that those concerns made it into the record.

Mr. Plant made a motion to recommend approval of the proposed Planned Unit Development and Preliminary Plan. Mr. Hussong seconded the motion.

Mr. Hussong commented that his daughter lives in Huber Heights, where she sometimes has difficulty moving about within the city. He added that he currently lives on Inverness, and used to be able to easily get where he wanted to go. Being part of a growing city means that it becomes harder to get around. He understands that, and hopes that the City Council does as well as they look for ways to minimize traffic issues.

Hearing no further comments, Ms. Cox called for the vote. The motion carried by a vote of 3-0, and the Planning Commission recommended **approval** of the proposed Planned Unit Development district and Preliminary Plan for the Copperfield Towns project.

Ms. Cox noted that the recommendations of the Commission would next be reviewed at the Council Study Session on Tuesday, September 2, 2025.

**New Business – PC 25-0012 – Planned Unit Development Major Amendment
55 Foley Drive – Beau Townsend Lincoln**

Mr. Hammes introduced Case PC 25-0012. Sean Olson, of Vancon General Contractors, and on behalf of Beau Townsend Lincoln, requests a Major Amendment to an existing Planned Unit Development and approval of a revised PUD Final Plan. The request involves one parcel totaling 1.682 acres +/-, located at 55 Foley Drive in the City of Vandalia.

Mr. Hammes explained that the Beau Townsend group operates a collision repair center at 55 Foley Drive in a PUD. They wish to convert the building to a Lincoln dealership, which would require structural alterations and a change of use for the site. These changes are considered Major Amendments to the existing PUD, requiring Council approval.

Mr. Hammes noted that the current Final Plan had been approved in 2012, and would also be amended by this application.

Mr. Hammes explained that the current PUD was created as an overlay. For the most part, the standards of the HB – Highway Business govern the site and its use. The application requests that “Auto Sales and Leasing” be added to the PUD as a permitted use.

Mr. Hammes reviewed the proposed structural alterations to the building. A showroom would be installed at the west end of the building, facing Interstate 75.

Mr. Hammes referenced the photometric plan in the application, which shows that the lighting for the parking area would be designed to prevent light bleeding onto adjacent properties. The applicant also provided schematics of the specific light fixtures proposed.

Mr. Hammes pointed out that no new structures were proposed as part of this application. The existing building would be renovated, but no expansion or demolition is proposed.

Mr. Hammes referenced the proposed signage for the site. A tall freestanding sign along the highway would remain. That sign is permitted as part of the Interstate and Highway Sign Overlay. The existing monument sign along Foley would be replaced. A selection of sign designs was provided by the applicant, and all signs would need to meet the standards of the code before a permit could be issued.

Mr. Hammes reported that the proposed project would be completed in the fourth quarter of 2026.

Mr. Hammes pointed out that the landscape buffer to the north, between this site and the adjacent residential area, would need to be maintained.

In summary, Mr. Hammes noted that the changes do qualify as Major Amendments, but that the overall impact to the surrounding properties would be minimal.

Hearing no questions, Ms. Cox invited the applicant to address the Commission.

Mr. Sean Olson, of Vancon General Contractors, addressed the Commission. He emphasized that the owners were intent on keeping the Lincoln dealership in Vandalia, and that the building would be greatly improved by the proposed upgrades. He added that Lincoln required the building to be complete by October 2026.

In response to a question from Ms. Cox, Mr. Olson confirmed that there would be no expansion or demolition to the building.

Mr. Hussong asked if additional parking across Foley would be used for overflow parking of cars or customers.

Mr. Jamie Spencer, of Beau Townsend Ford, replied that there would be no need for overflow parking. He expected that the Lincoln dealership would sell 50-75 units. The business would have a smaller footprint than the existing dealerships on National Road.

Mr. Spencer discussed complaints about his existing dealerships. Those complaints typically focus on paving and lighting. Existing landscaping would be removed and replaced. The exterior of the building would be replaced and greatly improved.

Mr. Hussong asked about delivery of new vehicles. Mr. Spencer replied that new vehicles would continue to be delivered on National Road at other facilities.

Mr. Hussong asked if there would be related changes to operations along National Road. Mr. Spencer replied that they would still operate three service operations along National Road.

Mr. Spencer discussed upgrades to the screening along the north side of the road.

Referring to overhead paving, Mr. Spencer noted that the more limited hours of this sales facility, combined with a smaller building, means that there would be no need for overhead paving.

Mr. Larry Taylor, of Beau Townsend Ford, added that the plan was to spend in excess of \$3,000,000 renovating this building for Lincoln. He noted that Lincoln is a luxury brand and that the building would be state-of-the-art.

Mr. Taylor emphasized that his company had been a good business partner with the City over the past 50 years, and working with (and staying in) Vandalia had been a priority.

Mr. Hussong asked about the fencing along the north side of the property. Mr. Spencer confirmed that the fence would also be replaced. He added that there may be a future expansion of the parking lot to the south, which would help with the arrangement of fire lanes and traffic on the property. The goal would be to shift the footprint of the parking lot away from the residential area.

Hearing no further questions, Ms. Cox opened the public portion of the meeting.

Public Comments

Mr. Matthew Morgan, of 101 Westhafer Road, addressed the Commission. He asked about the details of the fence removal along the back of his property. He also asked about the transition and whether there would be an impact to the neighboring properties. He noted that there are utility

lines along the property line that could be impacted.

Mr. Spencer replied that the screening and fencing would be replaced, and that they would work with residents to ensure that what goes in would be much nicer than what is removed.

With regard to the impact on utilities, Mr. Olson added that the project would rely on “surgical precision” to limit any potential impact on neighboring properties.

Hearing no further comments, Ms. Cox closed the public portion of the meeting.

PUD Major Amendment Review Criteria

In the case of Major Amendments to a Planned Unit Development, the proposed amendments must meet either the preliminary or final plan criteria, as appropriate. In this case, the final plan criteria will apply to both the proposed amendment and the revised final plan.

Prior to Planning Commission recommending in favor of or City Council approving a final development plan for a planned unit development each body shall find that:

- A. The final development plan conforms to and is consistent with the approved preliminary plan;

Staff Comment: Staff feels that the proposed amendments to the Planned Unit Development District and Final Plan are consistent with the approved preliminary plan.

The Planning Commission agreed with the staff comment by a vote of 3-0.

- B. The final development plan complies with any and all conditions that may have been imposed in the approval of the preliminary plan;

Staff Comment: Staff feels that all relevant conditions imposed upon this development have been met, or that such conditions have expired.

Mr. Hammes noted that an amendment to the PUD had been approved in 2017 to allow for an additional structure, but the structure was never built and the approval lapsed. Any conditions related to that structure would also have lapsed.

The Planning Commission agreed with the staff comment by a vote of 3-0.

Review Criteria (cont'd)

- C. The final development plan complies with the requirements of Section 1214.08 and Chapter 1222 – Planned Unit Developments.

Staff Comment: Staff feels that the proposed final development plan, as amended, complies with the relevant provisions of the Zoning Code.

The Planning Commission agreed with the staff comment by a vote of 3-0.

Recommendation

Ms. Cox noted that Staff recommended approval of the proposed Major Amendment to the Foley and National Road Planned Unit Development as applied to this parcel only.

Mr. Hussong made a motion to recommend approval. Mr. Plant seconded the motion. By a vote of 3-0, the Planning Commission recommended **approval** of the proposed Major Amendment to the Foley and National Road Planned Unit Development.

Ms. Cox noted that the recommendation would be sent to the September 2nd Study Session for Council review.

Communications

Mr. Hammes noted that the September 2nd Study Session would be on a Tuesday due to the Labor Day holiday.

Mr. Hammes reported that staff was working to fill the current vacancy.

Adjournment

Ms. Cox asked for a motion to adjourn. Mr. Hussong made the motion. Mr. Plant seconded the motion. The vote passed 3-0.

Ms. Cox adjourned the meeting at 7:35 p.m.

Chairperson

Michael Hammes

From: Deryl Taylor <deryltaylor41@gmail.com>
Sent: Monday, September 8, 2025 12:51 PM
To: Michael Hammes
Subject: Re: Written letter for document-Copperfield HOA

From Our Copperfield Residents,

A development project has been proposed that could significantly impact our neighborhood. The plan calls for the construction of multiple townhomes along Mulberry Road, scheduled to begin in spring 2026. This project has not yet been approved, giving us an important opportunity to make our voices heard before decisions are finalized.

Our concerns include:

- Increased traffic congestion and speeding, with Copperfield becoming a cut-through to Stonequarry Road—raising safety risks for our children and families.
- Overcrowding in nearby schools.
- Reduced property values due to the proximity of a lower-priced development.
- A potential increase in HOA fees, particularly for maintenance such as pond repairs. Fishing in the pond—often by individuals outside our community—frequently results in tangled fishing line damaging the fountain pump, leading to costly repairs and replacements.

This same proposal was denied in 2022 after residents raised concerns about structural quality and community impact. Those concerns remain just as valid today.

The Copperfield HOA Board strongly encourages all residents to attend the **City Council Public Meeting on Monday, September 15, 2025, at 7:00 p.m. Also, October 6, 2025, at 7:00 p.m.** The greater our turnout, the stronger our collective voice in protecting the safety, character, and value of our community.

Your presence demonstrates your commitment to your home, your family, and the future of Copperfield. Together, we can ensure our neighborhood remains a safe, welcoming, and thriving place to live.

Respectfully,

The Copperfield HOA Board

CITY OF VANDALIA
MONTGOMERY COUNTY, OHIO

ORDINANCE 25-23

AN ORDINANCE APPROVING A PUD MAJOR AMENDMENT AND REVISED FINAL DEVELOPMENT PLAN FOR CERTAIN PARCELS IN THE FOLEY AND NATIONAL ROAD PLANNED UNIT DEVELOPMENT DISTRICT OWNED BY BEAU TOWNSEND LINCOLN

WHEREAS, the property at 55 Foley Drive, consisting of 1.682 acres +/- and described by the Montgomery County Auditor as Parcel B02 00119 0003 ("The Property") is located in the Planned Unit Development Zoning District; and

WHEREAS, the applicant, Beau Townsend Lincoln, wishes to establish an Automobile Dealership at the property, with related structural alterations to the existing structure; and

WHEREAS, these proposed changes require a Major Amendment to the Foley and National Road Planned Unit Development District and a Revised Final Development Plan; and

WHEREAS, on August 26th, 2025, the Planning Commission held a public hearing on the application, following which they recommended approval of the proposed major amendment and the proposed Revised Final Development Plan;

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF VANDALIA, MONTGOMERY COUNTY, OHIO THAT:

Section 1. The proposed Major Amendment for 55 Foley Drive, located in the Foley and National Road Planned Unit Development District, is hereby approved.

Section 2. The development standards for the Foley and National Road Planned Unit Development District are hereby amended to insert "**Automotive Sales and Leasing**" as a permitted use at 55 Foley Drive, provided: (i) all outdoor display, storage, and sales facilities must be screened to their full height from view from adjacent residential property in the rear and side yard; (ii) the outdoor display of merchandise and vehicles for sale shall not be located in areas intended for traffic circulation according to the site plan; and (iii) No outdoor loudspeakers shall be used.

Section 3. All other development standards of the Foley and National Road Planned Unit Development District not expressly amended herein remain in full force and effect.

Section 4. The proposed Revised Final Development Plan for 55 Foley Drive, attached hereto and incorporated herein as Exhibit A, is hereby approved.

Section 5. It is hereby found and determined that all formal actions of this Council concerning and relating to the passage of this legislation were adopted in an open meeting of this Council and that all deliberations of this Council and of any of its Committees that resulted in such formal action were taken in meetings open to the public and in conformance with all legal requirements including Section 121.22 of the Ohio Revised Code.

Section 6. This ordinance shall take full force and effect from and after the earliest period allowed by law.

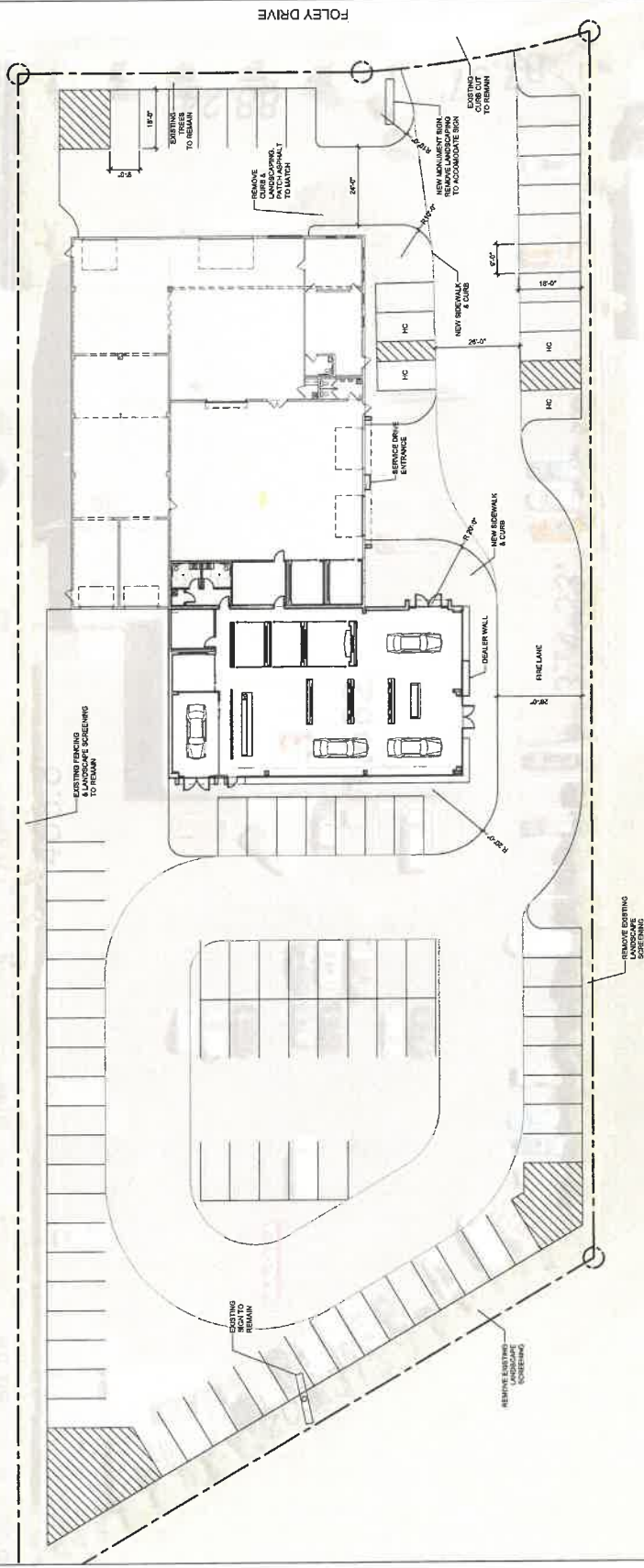
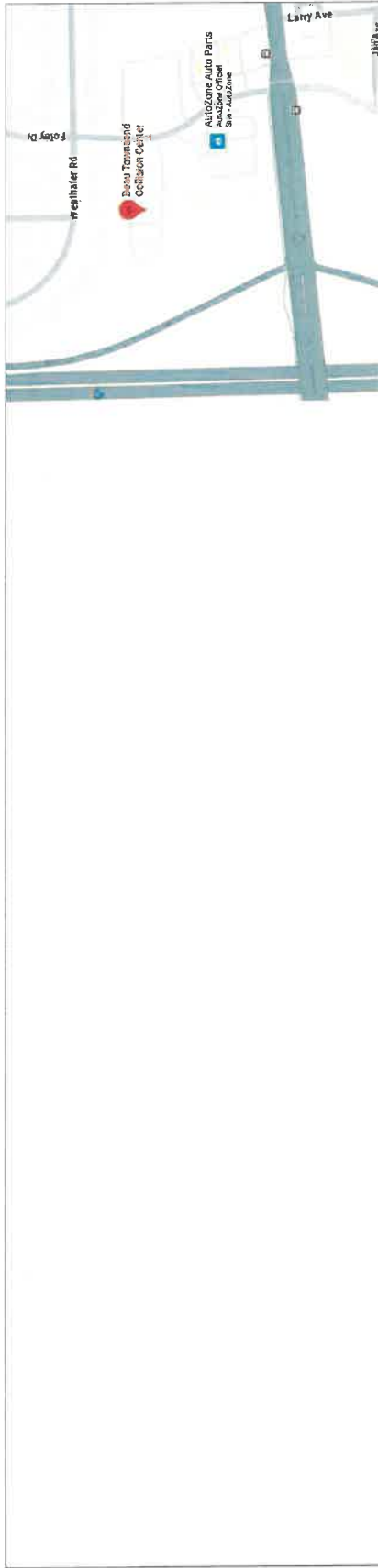
Passed this 6th day of October, 2025.

APPROVED:

Richard Herbst, Mayor

ATTEST:

Kurt E. Althouse
Clerk of Council



CONCEPT SITE PLAN	
SCALE	1/8"=1'-0"
DATE	10/27/2023
BY	1

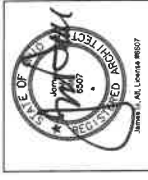
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Interior Architecture - Planning

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781-235-1234
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**BEAU
TOMLINSON
LUNDEN**
55 FOLEY DR
VANDALIA, OH
45377



NO.	DATE	DESCRIPTION
1	10/27/23	FOR FUNDING APPLICATION
2		NOT FOR CONSTRUCTION

**ARCHITECTURAL
SITE PLAN**

AS1.0

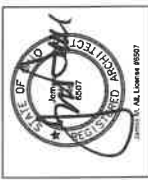
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BEAU
TOWNSEND
LINCOLN
55 FOLEY DR
VANDALIA, OH
43177



NO.	DATE	DESCRIPTION
1	7-21-25	FOR ZONING APPROVAL
2		NOT FOR CONSTRUCTION

EXTERIOR
ELEVATIONS

A2.0

REFER TO BRAND
STANDARDS FOR
MATERIAL SPECIFICATIONS

EXTERIOR ELEVATION-NORTH

SCALE: 1/8"=1'-0"

4

REFER TO BRAND
STANDARDS FOR
MATERIAL SPECIFICATIONS

EXTERIOR ELEVATION-WEST

SCALE: 1/8"=1'-0"

3

REFER TO BRAND
STANDARDS FOR
MATERIAL SPECIFICATIONS

EXTERIOR ELEVATION-SOUTH

SCALE: 1/8"=1'-0"

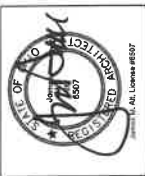
2

REFER TO BRAND
STANDARDS FOR
MATERIAL SPECIFICATIONS

EXTERIOR ELEVATION-EAST

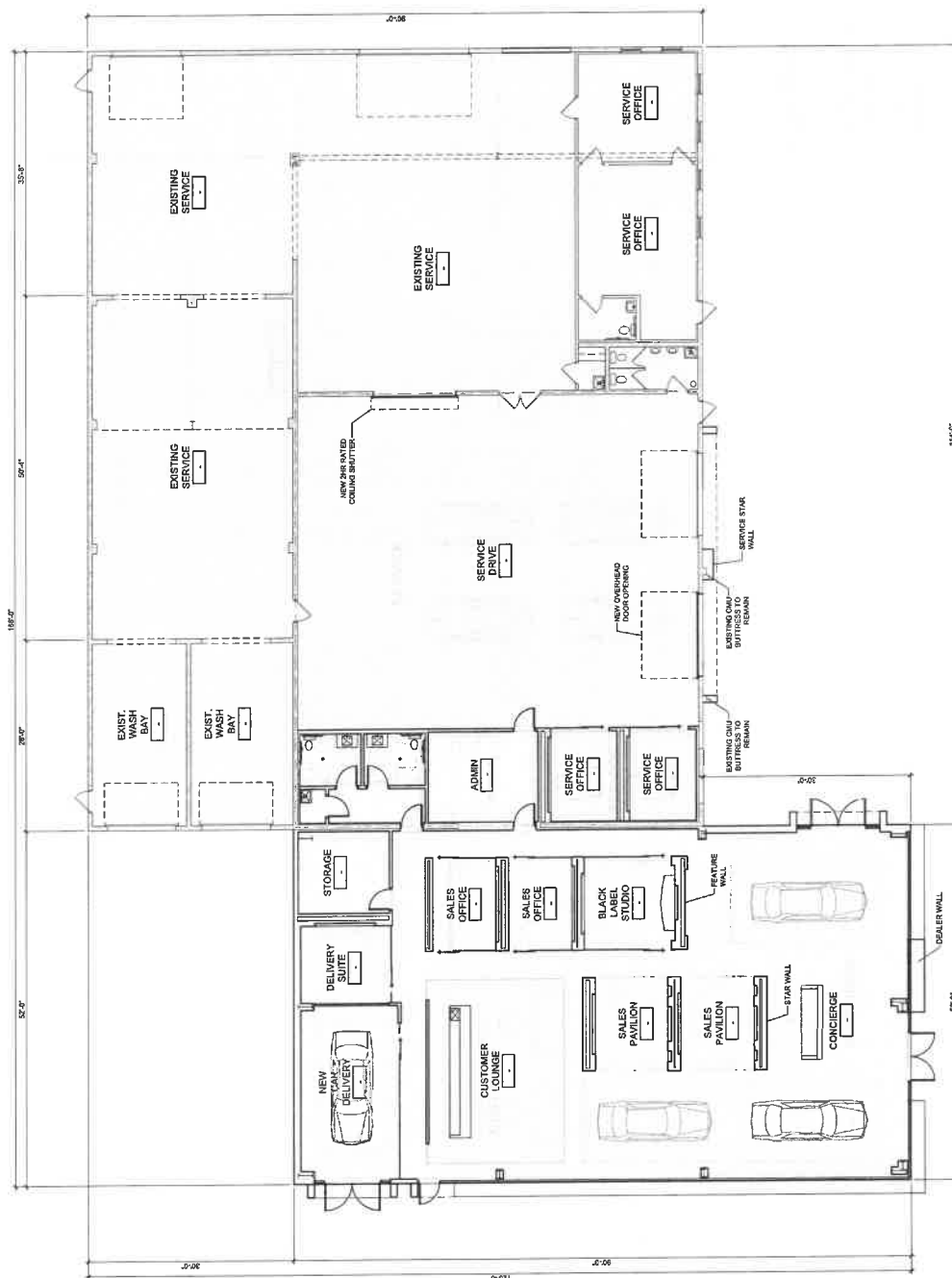
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[illegible]

**FLOOR
PLAN**

A1.0



CONCEPT FLOOR PLAN

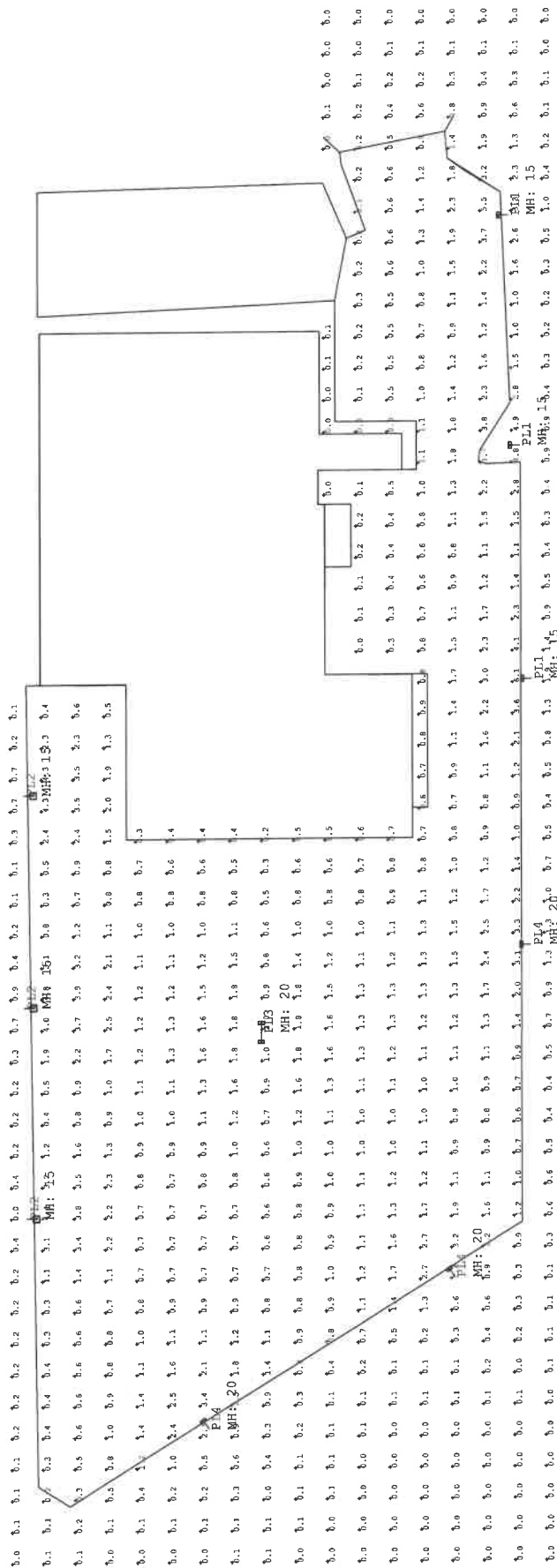
SCALE

ON

Circulation Summary						
Label	Units	Avg	Max	Min	AvailMin	MaxMin
Cat type						
Fluorescence	Fc	0.08	6.1	0.0	N/A	N/A
Fluorescence	Fc	1.27	6.1	0.0	N/A	N/A
or						

Node: PLS_1, PLS_2 on 158 p000
PLS_3, PLS_4 on 220 p000

Circulation Summary						
Location	Category	Units	Avg	Max	Min	Max/Min
Site	Burntine	Fc	0.00	0.1	0	N.A.
	Fluorine	Fc	1.27	6.1	0.6	N.A.



Disclaimer: AGI and Genlyte has made great efforts to ensure the accuracy of their program, however AGI, Genlyte and King Lighting Inc. assume no liability for the decisions made with the installation of these lighting programs. Actual light levels generated by installed luminaires may differ from the light levels indicated by AGI or GENLYTE for a number of reasons including (but not limited to):

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Design Criteria			
DESIGN FILE	Spec	Ten-Ten-Ten Unicode	FEELER LAYOUT IS BASED ON A 0.9 LIGHT LOSS FACTOR AND REFLECTANCE VALUES LISTED THROUGHOUT.
MINIMUM	ANYWHERE	INTERIOR LIGHTING LEVELS	EXTENSION LIGHTING LEVELS
MAXIMUM	ANYWHERE	INT. ROOM AT 0.9 C.F.	INT. ROOM AT 0.9 C.F.
		MEET	

KING
LIGHTING, INC.

239 James Buchanan Dr.
Fondulak, OH 43077
(417) 233-0500 Fax (417) 233-5022
www.king-lighting.com

Lighting Calculations
Ryan Townsend, Lincoln, NE

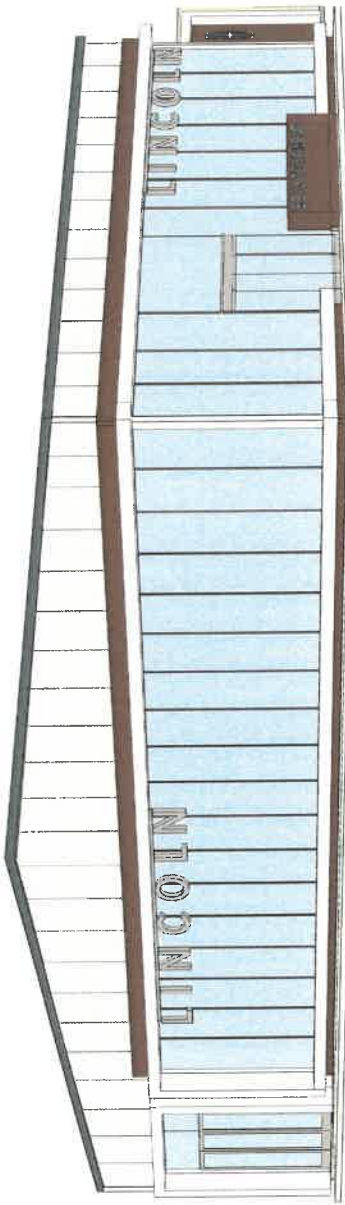
Lighting Site Plan	SCALE 1/16"=1'	DESIGNER JO	CHECKED JO	DATE 10/9/2020	SHEET 52
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**Beau
Townsend
Lincoln**

Date
4/11/2025

Issue
Preliminary Design
Project Address
Vandalia, OH



Scale

*These drawings are for
communication of design intent
only. These drawings are not
suited or intended for
construction or fabrication.*

Proposed Exterior
Rendering

R 101

MEMORANDUM

TO: Kurt Althouse, City Manager
FROM: Michael Hammes, AICP, City Planner
DATE: August 27th, 2025
SUBJECT: PC 25-0012 – Planned Unit Development – 55 Foley Drive

General Information

Owner(s): Beau Townsend Lincoln Dealership
1020 West National Road
Vandalia, Ohio 45377

Applicant: Sean Olson
Vancon General Contractors
8535 North Dixie Drive, Suite C
Dayton, Ohio 45414

Existing Zoning: Planned Unit Development (PUD)
Interstate and Limited-Access Highway Sign Overlay District (Area C)

Location: 55 Foley Drive

Parcel(s): B02 00119 0003

Acreage: 1.682 Acres +/-

Related Case(s): PC 12-03 – PUD Amendment / Final Plan¹
PC 16-22 – PUD Amendment²

Requested Action: Approval

Exhibits: 1 – Application Materials
2 – Revised PUD Final Plan
3 – Additional Building Details

¹ The Final Plan was amended in February 2012 to permit an expansion to the collision center. See Ordinance 12-03.

² A 3,000 Square-Foot steel storage building was proposed for the site, requiring a major amendment. The amendment was approved in September 2016, but the construction was later cancelled. See Ordinance 16-27.

Application Background

Sean Olson, of Vancon General Contractors, and on behalf of Beau Townsend Lincoln, requests a Major Amendment to an existing Planned Unit Development and approval of a revised PUD Final Plan. The request involves one parcel totaling 1.682 acres +/-, located at 55 Foley Drive in the City of Vandalia. If approved, the proposed amendment would allow for the alteration of existing structures and other site upgrades relating to a change of use.

Beau Townsend Auto Group currently operates a body shop and collision repair center at 55 Foley Drive. The property is part of the Foley and National Road Planned Unit Development district. This particular PUD featuring the uses and standards of the HB – Highway Business district.

The applicant wishes to convert the facility into a Lincoln dealership. The change of use, significant structural alterations to the existing structure, and other changes to the site require a Major Amendment to the existing Planned Unit Development.

The applicant seeks to amend the standards of the existing PUD to add “Auto Sales and Leasing” to the list of permitted uses for the site. A revised PUD Final Plan encompassing the site is submitted for approval as well.

Surrounding Zoning / Uses

Several business uses are located in the vicinity of the site, including retail uses (Autozone and B Jays Drive Thru), a restaurant (Fricker’s), various offices, and GE Aviation. The property is bordered to the north by a Single-Family Residential neighborhood.

Surrounding zoning districts are as follows:

Direction	District
North	RSF-3 – Residential Single-Family
South	PUD – Commercial Planned Unit Development HB – Highway Business I - Industrial
East	HB – Highway Business
West	Interstate 75

Structural Alterations

The applicant provides detailed schematics of the proposed structural alterations. In general terms, the west end of the facility would be converted to a showroom for the Lincoln brand of vehicle, as shown. Additional signage would be added to the façade as part of the renovation.

No additional structures are proposed as part of this application.

Roadway Access

The site would maintain its existing curb cut along Foley Drive. No additional curb cuts or roadway improvements are proposed as part of this application.

Signage Plan

As proposed, the existing freestanding sign along Interstate 75 would remain (with a face change), while the existing monument sign along Foley would be replaced with a new sign of the same type. Additional wall signage and directional signs would also be installed.

The applicant has submitted examples of the typical Lincoln branding used for wall and freestanding signage. All new signage would need to meet the height and dimensional requirements of the HB – Highway Business district and the Interstate Highway Sign Overlay district.

Landscaping Plan

The applicant would be required to maintain the existing landscape buffer along the north side of the property, between this site and the adjacent residential area, and along the east end of the property (between this site and the public right-of-way).

Additional landscaping would be required around the new monument sign.

Comprehensive Plan

The 2020 Comprehensive Plan designates this site as part of a Community Commercial area.³ The proposed use would be consistent with that designation.

³ City of Vandalia Comprehensive Plan, Page 55.

Phasing Plan

The applicant intends to complete the proposed renovation in a single phase, with completion anticipated in the 4th quarter of 2026.

Revised Development Standards

As proposed, the development standards of the Planned Unit Development would be amended as follows:

1. “Auto Sales and Leasing” is inserted as a permitted use.

Review and Recommendation

Planned Unit Development Major Amendment – Review Criteria

In the case of Major Amendments to a Planned Unit Development, the proposed amendments must meet either the preliminary or final plan criteria, as appropriate. In this case, the final plan criteria will apply to both the proposed amendment and the revised final plan.

Prior to Planning Commission recommending in favor of or City Council approving a final development plan for a planned unit development each body shall find that:⁴

- A. The final development plan conforms to and is consistent with the approved preliminary plan;

Staff Comment: Staff feels that the proposed amendments to the Planned Unit Development District and Final Plan are consistent with the approved preliminary plan.

The Planning Commission agreed with the staff comment by a vote of 3-0.

- B. The final development plan complies with any and all conditions that may have been imposed in the approval of the preliminary plan;

Staff Comment: Staff feels that all relevant conditions imposed upon this development have been met, or that such conditions have expired.

The Planning Commission agreed with the staff comment by a vote of 3-0.

⁴ Vandalia Zoning Code, Section 1214.08(d) – Planned Unit Development Review Criteria

Review Criteria (cont'd)

- C. The final development plan complies with the requirements of Section 1214.08 and Chapter 1222 – Planned Unit Developments.

Staff Comment: Staff feels that the proposed final development plan, as amended, complies with the relevant provisions of the Zoning Code.

The Planning Commission agreed with the staff comment by a vote of 3-0.

Recommendation

Having reviewed the existing Planned Unit Development district, the proposed Major Amendments to that district, the proposed revisions to the Final Development Plan, and the application materials provided, staff finds that the application meets the relevant criteria for approval.

Accordingly, staff recommends that Planning Commission issue a recommendation of **approval** for the proposed Major Amendment to the PUD standards for the Foley and National Road Planned Unit Development as applied to this parcel only.

At its meeting of August 26th, 2025, the Planning Commission recommended **approval** of the proposed Major Amendment by a vote of 3-0.

The recommendation of the Planning Commission is hereby forwarded to the September 2nd, 2025, Study Session for Council review.



Development & Engineering Services

Application for Public Hearing for Zoning Action or Code Amendment

Complete this page and follow the directions on page 2 for each of the following requests:

☐ Rezoning ☐ Cond Use ☒ Planned Unit Dev ☐ Similar Use Det ☐ Site Plan Rev/Mod

Applicant Name: Beau Townsend Lincoln Dealership

Mailing Address: 1020 West National Rd.
Vandalia, OH 45377

Phone Number: 937-898-6200

E-mail Address: jspencer@btford.com

Owner Name**: Jamie Spencer

Mailing Address:

Phone Number:

OFFICE USE ONLY

Filing Date

Hearing Date

Case No.

** If Applicant is other than owner, written consent of owner is required.

Location of Use.

Street Address: 55 Foley Dr.

(north, south, east, west) side of Foley, 420 feet

(north, south, east, west) from the intersection of National Rd

Subdivision: Lot No.: B02 00119 0003 on S15,T3,R6E

Case Description.

Present Zoning District: PUD Total Acres: 1.682

Requested Zoning District (for rezoning requests only): PUD

Description of the existing use of property: Auto Body Repair

Description of proposed use of property: Lincoln Dealership Sales Showroom

Reason for Zoning Request or Code Amendment: Existing PUD

Applicant/Owner

Date

Zoning Administrator

Date

FILING FEES (office use only):

Site Plan Review/Modification (\$106.00)

Similar Use Determination (\$106.00)

Conditional Use (\$318.00)

Planned Unit Development (\$531.00)

Planned Unit Dev. Amendment (\$265.00)

Rezoning (\$531.00)

Receipt No.:

TOTAL:

Follow The Directions Below for Application Submittal.

Code Amendment: Complete page 1 and include 7 copies of any other supplemental materials that may assist the board in making a decision.

Rezoning: Complete page 1 and include 7 copies of a plan that outlines the subject parcels and illustrates the surrounding zoning districts.

Conditional Use: Complete page 1 and 2 and include 7 copies of a site plan drawn to scale, which includes the following: shape and dimensions of the lot(s), buildings and accessory structures, parking and loading areas, traffic circulation, open spaces, landscaping, signage, utilities, refuse and service areas and a rendering of the proposed building(s).

Planned Unit Development: Complete pages 1, 3 and, 4. Include 7 copies of the supporting documents listed on pages 3 and/or 4.

*Any zoning approval granted by the City is given solely with respect to compliance with the City of Vandalia Zoning Code. The property may be subject to private restrictions including but not limited to recorded Covenants, Restrictions or Declarations that may be applicable notwithstanding any City zoning approval and may require separate approval not involving the City. Applicant is solely responsible for compliance with any such private restrictions

COMPLETE THIS SECTION FOR CONDITIONAL USE REQUESTS.

Please provide a narrative statement evaluating the effects on adjoining property; the effect of such elements as traffic, noise, glare, odor, fumes and vibration on adjoining property; a discussion of the general compatibility with adjacent and other properties in the district.

We are wanting to replace our existing body shop with a small Lincoln dealership that will be a sales only facility.

It will be a low to moderate traffic facility that will conduct New & Certified Used Lincoln sales.

We will design lighting & sound barriers to prevent issues with our neighbors to the north with private residences.

Is the proposed use in harmony with the general purposes and intent of the Zoning Code and does the proposed use comply with the general guidelines and regulations for the district in which it is located?

What will be the hours of operation for the proposed use? 8AM-8PM MON-FRiday
Saturday 9AM-6PM closed Sundays

COMPLETE THIS SECTION FOR A PLANNED UNIT DEVELOPMENT (PUD).

Underlying Zoning: 1.682 Acres of Highway Business; Acres of ;
 Acres of = Total Acreage: 1.682

Is an amendment of the underlying zoning part of this application? YES X NO

If yes, please explain.

Phasing:

Number 1 Start Date 9/1/2025 ; Finish Date 10/1/2026 ; Total Acres 1.682

Uses New and used car sales in remodeled existing building

Amenities Showroom, car service bays, outdoor car sales lot on existing parking lot

Number Start Date ; Finish Date ; Total Acres

Uses

Amenities

Number Start Date ; Finish Date ; Total Acres

Uses

Amenities

Number Start Date ; Finish Date ; Total Acres

Uses

Amenities

Density:

Residential: Maximum number of dwelling units proposed NA / acres.

Non-Residential: Maximum number of dwelling units proposed NA / acres.

Streets:

Public streets proposed: NA linear feet. Minimum lighting f.c.

Private streets proposed: NA linear feet. Minimum lighting f.c.

Open Space (for residential developments only):

Acreage to be dedicated as City parkland: NA Acres.

Common open space held by Homeowner's Association: NA Acres.

Impervious surface coverage: .17 Acres / 1.682 Total Acres = 10 %

Please include the following supporting documents with requests for PUD approval:

1. **Vicinity Map** (1" = 1000' minimum scale)
2. **Existing Characteristics Map** (proposed plan boundary line, existing property lines, underlying zoning, right of way, easements, public properties, elevation contours, national flood insurance floodways and flood fringe and federal jurisdictional wetlands)
3. **Proposed Plan/Plat** (proposed plan boundary line, phasing boundaries and designations, streets (public or private), bikeways, sidewalks, zoning, water, sanitary sewer, and storm drainage improvements, residential buildings, non-residential buildings, setbacks, parking, loading, dumpster locations, signs and recreational or other amenities)
4. **Preliminary Grading Plan** (any area cleared, structure demolished and erosion/sedimentation control structures installed)
5. **Preliminary Landscaping Plan** (mounding, screening and generic plant materials)
6. **Development Statement** (discussion of the following: compatibility with surroundings, access, public utilities provided, ownership, access and provision of maintenance for common areas such as open spaces parking & other amenities)
7. **Conceptual Elevations** (building materials and design principals to be applied to the development)
8. **Proposed covenants, deed restrictions and association bylaws**

COMPLETE THIS SECTION FOR A PUD MAJOR OR MINOR AMENDMENT

Turn in the following items for a complete application.

A. SITE PLAN— Must submit five copies

The applicant/owner shall provide a site plan drawn to scale which shows the following, *if applicable*:

1. Property/Boundary lines
2. Exterior lot dimensions
3. Size and location of all existing structures
4. Location and size of proposed new construction
5. Setbacks of all structures from property boundary lines.
6. Distance between structures.
7. Show location of any and all streets, alleys, right-of-ways and easements that are contiguous to the property requesting the Variance.
8. Open space, landscaping, signage
9. Photos or graphics that illustrate proposed project

B. LIST OF PROPERTY OWNERS

Provide a list of all property owners (as recorded in the Montgomery County Auditor's office) within 200 ft. of the boundaries of the property being considered.

Example:

<u>Property Address</u>	<u>Parcel I.D. #</u>	<u>Owner Name</u>	<u>Owner Mailing</u>
123 Clubhouse Way	B02 00000 0000	Carol Smith	124 Green Way
			Vandalia, OH 45377
345 Brown School Rd.	B02 11111 1111	Fred Jones	345 Brown School Rd.

C. LETTER OF JUSTIFICATION

The applicant shall submit a letter of justification that describes the request for the Major Amendment. The letter shall describe why the amendment is necessary and how it relates to the approved plan and/or Comprehensive Plan.



RSX1 LED Area Luminaire



Catalog
Number

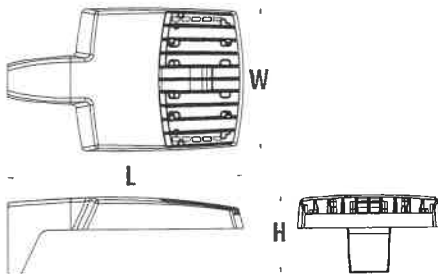
Notes

Type

the full rev of spec. 1 of 1

Specifications

EPA (ft²@0°):	0.57 ft² (0.05 m²)
Length:	21.8" (55.4 cm) (SPA mount)
Width:	13.3" (33.8 cm)
Height:	3.0" (7.6 cm) Main Body 7.2" (18.4 cm) Arm
Weight: (SPA mount):	22.0 lbs (10.0 kg)



Introduction

The new RSX LED Area family delivers maximum value by providing significant energy savings, long life and outstanding photometric performance at an affordable price. The RSX1 delivers 7,000 to 17,000 lumens allowing it to replace 70W to 400W HID luminaires.

The RSX features an integral universal mounting mechanism that allows the luminaire to be mounted on most existing drill hole patterns. This "no-drill" solution provides significant labor savings. An easy-access door on the bottom of mounting arm allows for wiring without opening the electrical compartment. A mast arm adaptor, adjustable integral slipfitter and other mounting configurations are available.



Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect.
*See ordering tree for details

ds Design Select options indicated by this color background.

Ordering Information

EXAMPLE: RSX1 LED P4 40K R3 MVOLT SPA DDBXD

RSX1 LED					
Series	Performance Package	Color Temperature	Distribution	Voltage	Mounting
RSX1 LED	P1 P2 P3 P4	30K 3000K 40K 4000K 50K 5000K	R2 Type 2 Wide R3 Type 3 Wide R3S Type 3 Short R4 Type 4 Wide R4S Type 4 Short R5 Type 5 Wide ¹ R5S Type 5 Short ¹ AFR Automotive Front Row AFRR90 Automotive Front Row Right Rotated AFRL90 Automotive Front Row Left Rotated	MVOLT (120V-277V) ² HVOLT (347V-480V) ³ XVOLT (277V-480V) ⁴ (use specific voltage for options as noted) 120 ³ 277 ⁵ 208 ³ 347 ⁵ 240 ³ 480 ⁵	SPA Square pole mounting (3.0" min. SQ pole for 1 at 90°, 3.5" min. SQ pole for 2, 3, 4 at 90°) RPA Round pole mounting (3.2" min. dia. RND pole for 1 at 90°, 2 at 180°, 3 at 120°) MA Mast arm adaptor (fits 2-3/8" OD horizontal tenon) IS Adjustable slipfitter (fits 2-3/8" OD tenon) ⁶ WBA Wall bracket ¹ WBASC Wall bracket with surface conduit box AASP Adjustable tilt arm square pole mounting ⁶ AARP Adjustable tilt arm round pole mounting ⁶ AAWB Adjustable tilt arm with wall bracket ⁶ AAWSC Adjustable tilt arm wall bracket and surface conduit box ⁶

Options			Finish
Shipped Installed			
HS	House-side shield ⁷		DDBXD Dark Bronze
PE	Photocontrol, button style ^{8,9}		DBLXD Black
PER7	Seven-wire twist-lock receptacle only (no controls) ^{9,10,11}		DNAXD Natural Aluminum
SF	Single fuse (120, 277, 347) ⁵		DWHXD White
DF	Double fuse (208, 240, 480) ⁵		DDBTXD Textured Dark Bronze
SPD20KV	20KV Surge pack (10KV standard)		DBLTXD Textured Black
FAO	Field adjustable output ²		DNATXD Textured Natural Aluminum
DMG	0-10V dimming extend out back of housing for external control (control ordered separate) ⁸		DWHGXD Textured White
Shipped Installed			
*Standalone and Networked Sensors/Controls (factory default settings, see table page 9)			
NLTAIR2 PIRHN	nLight AIR generation 2, with Networked, Bi-Level motion/ambient sensor ^{9,12,13,14}		
BAA	Buy America(n) Act and/or Build America Buy America Qualified		
CCE	Coastal Construction ¹⁵		
*Note: NLTAIR2 PIRHN with nLight Air can be used as a standalone or networked solution. Sensor coverage pattern is affected when luminaire is tilted.			
Shipped Separately (requires some field assembly)			
EGS	External glare shield ⁷		
EGFV	External glare full visor (360° around light aperture) ⁷		
BS	Bird spikes ¹⁶		

Ordering Information

Accessories

Ordered and shipped separately.

RSX1HS	RSX1 House side shield (includes 1 shield)
RSX1HSAFR U	RSX1 House side shield for AFR rotated optics (includes 1 shield)
RSX1EGS (FINISH) U	External glare shield (specify finish)
RSX1EGFV (FINISH) U	External glare full visor (specify finish)
RSXRPA (FINISH) U	RSX Universal round pole adaptor plate (specify finish)
RSXWBA (FINISH) U	RSX WBA wall bracket (specify finish) ¹
RSXSCB (FINISH) U	RSX Surface conduit box (specify finish, for use with WBA, WBA not included)
DLL127F 1.5 JU	Photocell -SSL twist-lock (120-277V) ¹⁷
DLL347F 1.5 CUL JU	Photocell -SSL twist-lock (347V) ¹⁷
DLL480F 1.5 CUL JU	Photocell -SSL twist-lock (480V) ¹⁷
DSHORT SBK U	Shorting cap ¹⁷

NOTES

- Any Type 5 distribution, is not available with WBA.
- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
- HVOLT driver operates on any line voltage from 347-480V (50/60 Hz).
- XVOLT driver not available with P1 or P2. XVOLT driver operates on any line voltage from 277V-480V (50/60 Hz). XVOLT not available with fusing (SF or DF) and not available with PE.
- Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V.
- Maximum tilt is 90° above horizontal.
- It may be ordered as an accessory.
- Requires MVOLT or 347V.
- Two or more of the following options cannot be combined including PE, DMG, PER7, FAO and NLTAIR2 PIRHN. (Exception: PE and FAO can be combined; also PE and DMG can be combined.)
- Compatible with standard twist-lock photocells for dusk to dawn operation or advanced control nodes that provide 0-10V dimming

signals. Wire 4/Wire 5 wired to dimming leads on driver. Wire 6/Wire 7 capped inside luminaire. Twistlock photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Shorting Cap included.

- For units with option PER7, the mounting must be restricted to +/- 45° from horizontal aim per ANSI C136.10-2010.
- Must be ordered with PIRHN.
- Requires MVOLT or HVOLT.
- Must be ordered with NLTAIR2. For additional information on PIRHN visit [here](#).
- CCE option not available with WBA, WBASC, AASP, AARP, AAWB, AAWBSC, EGS, EGFV and BS.
- Must be ordered with fixture for factory pre-drilling.
- Requires luminaire to be specified with PER7 option. Ordered and shipped as a separate line item from Acuity Brands Controls.

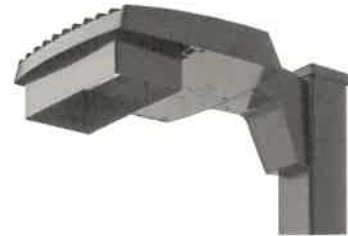
External Shields



House Side Shield



External Glare Shield

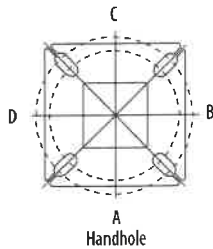


External 360 Full Visor

Pole/Mounting Information

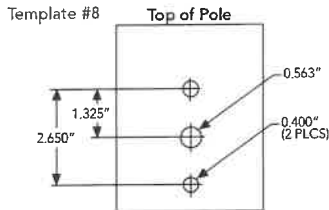
Accessories including bullhorns, cross arms and other adapters are available under the accessories tab at Lithonia's Outdoor Poles and Arms product page. Click here to visit [Accessories](#).

HANDHOLE ORIENTATION

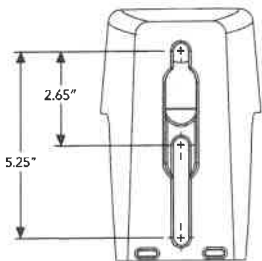


Handhole

RSX POLE DRILLING



RSX STANDARD ARM & ADJUSTABLE ARM



Round Tenon Mount - Pole Top Slipfitters

Tenon O.D.	RSX Mounting	Single	2 at 180°	2 at 90°	3 at 120°	3 at 90°	4 at 90°
2 - 3/8"	RPA, AARP	AS3-S 190	AS3-S 280	AS3-S 290	AS3-S 320	AS3-S 390	AS3-S 490
2 - 7/8"	RPA, AARP	AST25-190	AST25-280	AST25-290	AST25-320	AST25-390	AST25-490
4"	RPA, AARP	AST35-190	AST35-280	AST35-290	AST35-320	AST35-390	AST35-490

Drill/Side Location by Configuration Type

Drilling Template	Mounting Option	Single	2 @ 180	2 @ 90	3 @ 120	3 @ 90	4 @ 90
	Head Location	Side B	Side B & D	Side B & C	Round Pole Only	Side B, C & D	Side A, B, C & D
#8	Drill Nomenclature	DM19AS	DM28AS	DM29AS	DM32AS	DM39AS	DM49AS

RSX1 - Luminaire EPA

*Includes luminaire and integral mounting arm. Other tenons, arms, brackets or other accessories are not included in this EPA data.

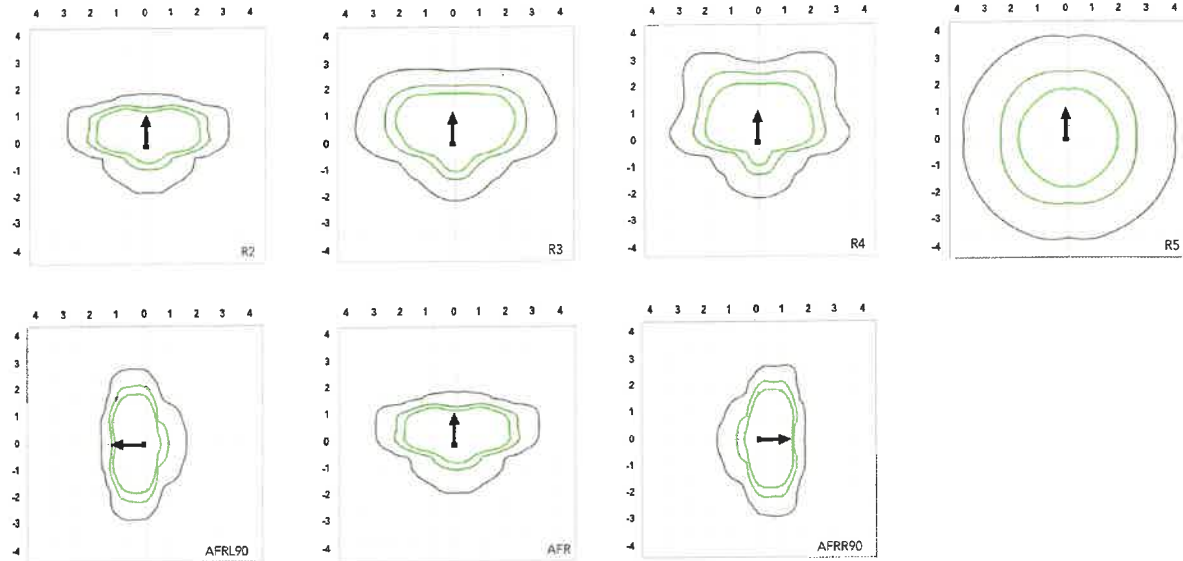
Fixture Quantity & Mounting Configuration		Single	2 @ 90	2 @ 180	3 @ 90	3 @ 120	4 @ 90	2 Side by Side	3 Side by Side	4 Side by Side
Mounting Type	Tilt									
SPA - Square Pole Adaptor	0°	0.57	1.03	1.05	1.52	1.36	2.03	1.31	1.7	2.26
RPA - Round Pole Adaptor		0.62	1.08	1.15	1.62	1.46	2.13	1.36	1.8	2.36
MA - Mast Arm Adaptor		0.49	0.95	0.89	1.36	1.2	1.87	1.23	1.54	2.1
IS - Integral Slipfitter AASP/AARP - Adjustable Arm Square/Round Pole	0°	0.57	1.03	1.05	1.52	1.36	2.03	1.31	1.7	2.26
	10°	0.68	1.34	1.33	2	1.74	2.64	1.35	2.03	2.71
	20°	0.87	1.71	1.73	2.56	2.26	3.42	1.75	2.62	3.49
	30°	1.24	2.19	2.3	3.21	2.87	4.36	2.49	3.73	4.97
	40°	1.81	2.68	2.98	3.85	3.68	5.30	3.62	5.43	7.24
	45°	2.11	2.92	3.44	4.2	4.08	5.77	4.22	6.33	8.44
	50°	2.31	3.17	3.72	4.52	4.44	6.26	4.62	6.94	9.25
	60°	2.71	3.66	4.38	5.21	5.15	7.24	5.43	8.14	10.86
	70°	2.78	3.98	4.54	5.67	5.47	7.91	5.52	8.27	11.03
	80°	2.76	4.18	4.62	5.97	5.76	8.31	5.51	8.27	11.03
	90°	2.73	4.25	4.64	6.11	5.91	8.47	5.45	8.18	10.97

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's [RSX Area homepage](#).

Isofootcandle plots for the RSX1 LED P4 40K. Distances are in units of mounting height (20').

LEGEND



Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-50°C (32-122°F).

Ambient	Ambient	Lumen Multiplier
0°C	32°F	1.05
5°C	41°F	1.04
10°C	50°F	1.03
15°C	59°F	1.02
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
35°C	95°F	0.98
40°C	104°F	0.97
45°C	113°F	0.96
50°C	122°F	0.95

Electrical Load

Performance Package	System Watts (W)	Current (A)					
		120V	208V	240V	277V	347V	480V
P1	51W	0.42	0.25	0.21	0.19	0.14	0.11
P2	72W	0.60	0.35	0.30	0.26	0.21	0.15
P3	109W	0.91	0.52	0.45	0.39	0.31	0.23
P4	133W	1.11	0.64	0.55	0.48	0.38	0.27

Projected LED Lumen Maintenance

Operating Hours	50,000	75,000	100,000
Lumen Maintenance Factor	>0.97	>0.95	>0.92

Values calculated according to IESNA TM-21-11 methodology and valid up to 40°C.

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

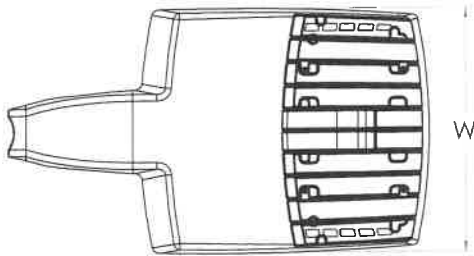
Performance Package	System Watts	Distribution Type	30K (3000K, 70 CRI)					40K (4000K, 70 CRI)					50K (5000K, 70 CRI)				
			Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P1	51W	R2	6,482	1	0	1	126	7,121	1	0	1	139	7,121	1	0	1	139
		R3	6,459	1	0	2	127	7,096	1	0	2	139	7,096	1	0	2	139
		R3S	6,631	1	0	1	129	7,286	1	0	2	142	7,286	1	0	2	142
		R4	6,543	1	0	2	128	7,189	1	0	2	141	7,189	1	0	2	141
		R4S	6,313	1	0	1	124	6,936	1	0	1	136	6,936	1	0	1	136
		R5	6,631	3	0	2	130	7,286	3	0	2	143	7,286	3	0	2	143
		R5S	6,807	3	0	1	133	7,479	3	0	1	147	7,479	3	0	1	147
		AFR	6,473	1	0	1	127	7,112	1	0	1	139	7,112	1	0	1	139
		AFRR90	6,535	2	0	2	127	7,179	2	0	2	140	7,179	2	0	2	140
		AFRL90	6,562	2	0	1	128	7,210	2	0	2	140	7,210	2	0	2	140
P2	72W	R2	8,991	2	0	1	123	9,878	2	0	1	135	9,878	2	0	1	135
		R3	8,959	2	0	2	124	9,843	2	0	2	137	9,843	2	0	2	137
		R3S	9,198	2	0	2	126	10,106	2	0	2	139	10,106	2	0	2	139
		R4	9,077	2	0	2	126	9,972	2	0	2	139	9,972	2	0	2	139
		R4S	8,757	1	0	2	122	9,622	2	0	2	134	9,622	2	0	2	134
		R5	9,198	4	0	2	128	10,106	4	0	2	140	10,106	4	0	2	140
		R5S	9,443	3	0	1	131	10,374	3	0	1	144	10,374	3	0	1	144
		AFR	8,979	2	0	1	125	9,865	2	0	1	137	9,865	2	0	1	137
		AFRR90	9,064	3	0	2	124	9,959	3	0	2	137	9,959	3	0	2	137
		AFRL90	9,102	3	0	2	125	10,001	3	0	2	137	10,001	3	0	2	137
P3	109W	R2	12,808	2	0	1	117	14,072	2	0	2	129	14,072	2	0	2	129
		R3	12,763	2	0	2	117	14,023	2	0	2	129	14,023	2	0	2	129
		R3S	13,104	2	0	2	120	14,397	2	0	2	132	14,397	2	0	2	132
		R4	12,930	2	0	2	119	14,206	2	0	2	130	14,206	2	0	2	130
		R4S	12,475	2	0	2	114	13,707	2	0	2	126	13,707	2	0	2	126
		R5	13,104	4	0	2	120	14,397	4	0	2	132	14,397	4	0	2	132
		R5S	13,452	3	0	2	123	14,779	3	0	2	136	14,779	3	0	2	136
		AFR	12,791	2	0	1	117	14,053	2	0	2	129	14,053	2	0	2	129
		AFRR90	12,913	3	0	3	118	14,187	3	0	3	130	14,187	3	0	3	130
		AFRL90	12,967	3	0	2	118	14,247	3	0	3	130	14,247	3	0	3	130
P4	133W	R2	14,943	2	0	2	112	16,417	2	0	2	123	16,417	2	0	2	123
		R3	14,890	2	0	3	112	16,360	2	0	3	123	16,360	2	0	3	123
		R3S	15,287	2	0	2	115	16,796	2	0	2	126	16,796	2	0	2	126
		R4	15,085	2	0	3	113	16,574	2	0	3	125	16,574	2	0	3	125
		R4S	14,554	2	0	2	109	15,991	2	0	2	120	15,991	2	0	2	120
		R5	15,287	4	0	2	115	16,796	4	0	2	126	16,796	4	0	2	126
		R5S	15,693	4	0	2	118	17,242	4	0	2	130	17,242	4	0	2	130
		AFR	14,923	2	0	2	112	16,395	2	0	2	123	16,395	2	0	2	123
		AFRR90	15,065	3	0	3	113	16,551	3	0	3	124	16,551	3	0	3	124
		AFRL90	15,128	3	0	3	114	16,621	3	0	3	125	16,621	3	0	3	125

Dimensions & Weights

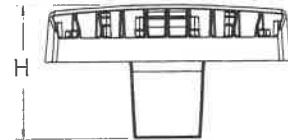
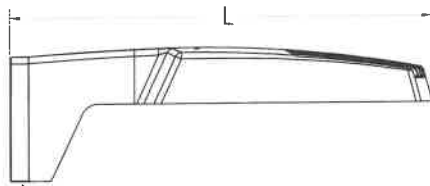
Luminaire Weight by Mounting Type

Mounting Configuration	Total Luminaire Weight
SPA	22 lbs
RPA	24 lbs
MA	22 lbs
WBA	25 lbs
WBASC	28 lbs
IS	25 lbs
AASP	25 lbs
AARP	27 lbs
AAWB	28 lbs
AAWSC	31 lbs

RSX1 with Round Pole Adapter (RPA)



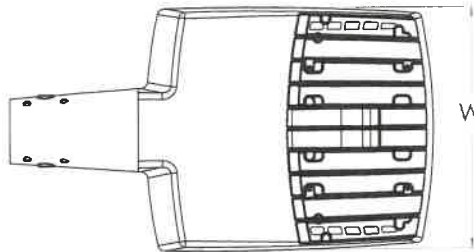
Length: 22.8" (57.9 cm)
 Width: 13.3" (33.8 cm)
 Height: 3.0" (7.6 cm) Main Body
 7.2" (18.4 cm) Arm



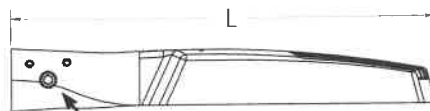
Note: RPA — Round Pole mount can also be used to mount on square poles by omitting the round pole adapter plate shown here.



RSX1 with Mast Arm Adapter (MA)



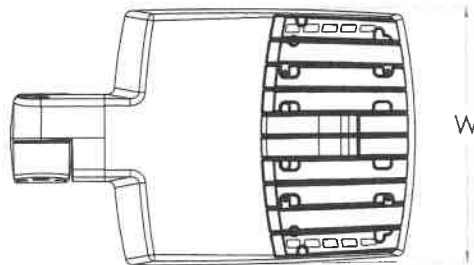
Length: 23.2" (59.1 cm)
 Width: 13.3" (33.8 cm)
 Height: 3.0" (7.6 cm) Main Body
 3.5" (8.9 cm) Arm



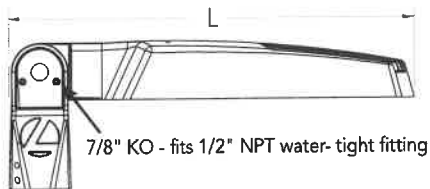
7/16" locking thru bolt/nut provided



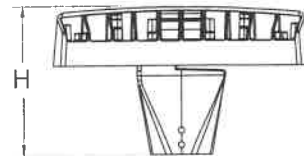
RSX1 with Adjustable Slipfitter (IS)



Length: 20.7" (52.7 cm)
 Width: 13.3" (33.8 cm)
 Height: 3.0" (7.6 cm) Main Body
 7.6" (19.3 cm) Arm

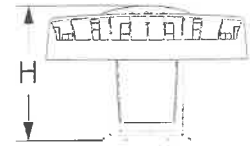
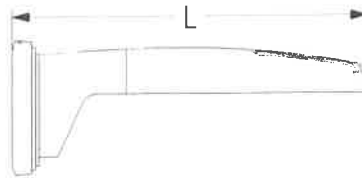
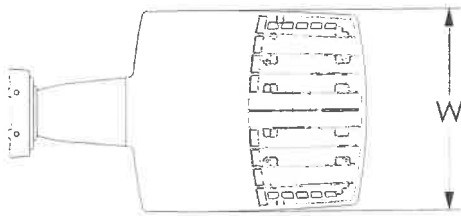


7/8" KO - fits 1/2" NPT water-tight fitting



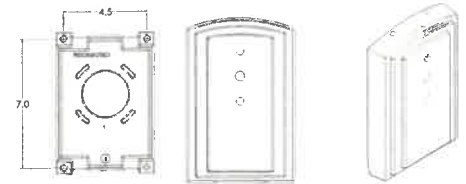
Dimensions

RSX1 with Wall Bracket (WBA)

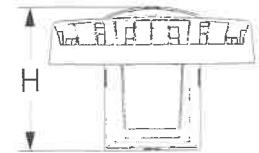
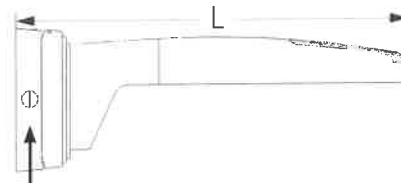
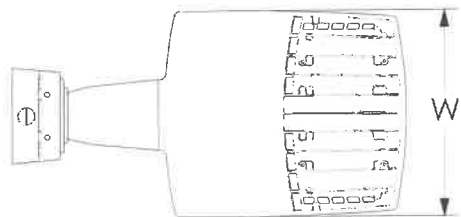


Length: 23.6" (59.9 cm)
 Width: 13.3" (33.8 cm)
 Height: 3.0" (7.6 cm) Main Body
 8.9" (22.6 cm) Arm

Wall Bracket (WBA) Mounting Detail



RSX1 with Wall Bracket with Surface Conduit Box (WBASC)



3/4" NPT taps with plugs - Qty (4) provided

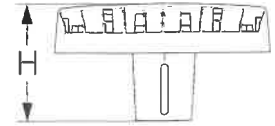
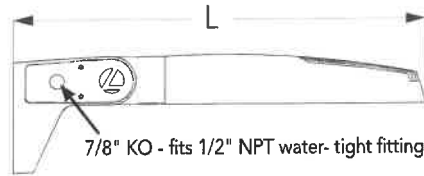
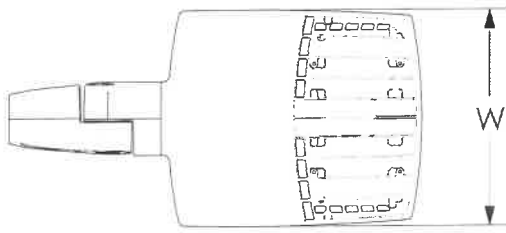
Length: 25.3" (64.3 cm)
 Width: 13.3" (33.8 cm)
 Height: 3.0" (7.6 cm) Main Body
 9.2" (23.4 cm) Arm

Surface Conduit Box (SCB) Mounting Detail

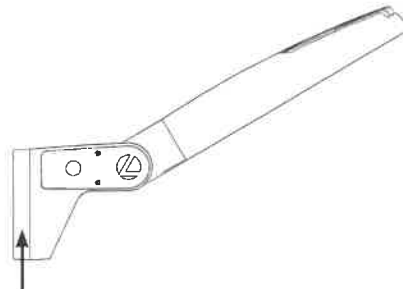


Dimensions

RSX1 with Adjustable Tilt Arm - Square or Round Pole (AASP or AARP)



Length: 25.3" (65.3 cm) AASP
 26.3" (66.8 cm) AARP
 Width: 13.3" (33.8 cm)
 Height: 3.0" (7.6 cm) Main Body
 7.2" (18.2 cm) Arm



NOTE:
 RPA - Round Pole mount can also be used to mount on square poles by omitting the round pole adapter plate shown here.

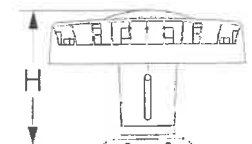
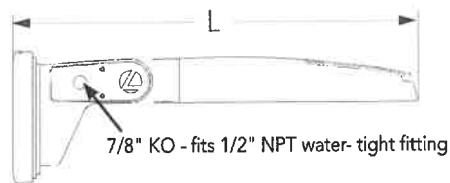
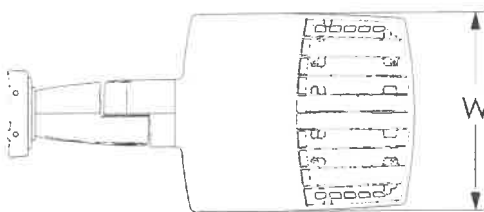


Notes

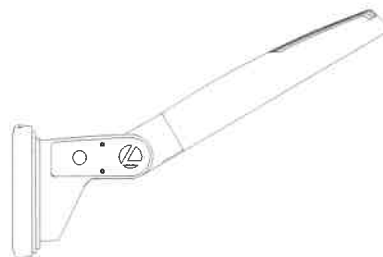
AASP: Requires 3.0" min. square pole for 1 at 90°. Requires 3.5" min. square pole for mounting 2, 3, 4 at 90°.

AARP: Requires 3.2" min. dia. round pole for 2, 3, 4 at 90°. Requires 3.0" min. dia. round pole for mounting 1 at 90°, 2 at 180°, 3 at 120°.

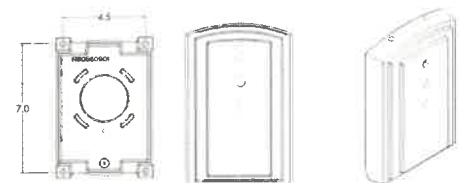
RSX1 with Adjustable Tilt Arm with Wall Bracket (AAWB)



Length: 27.1" (68.8 cm)
 Width: 13.3" (33.8 cm)
 Height: 3.0" (7.6 cm) Main Body
 8.9" (22.6 cm) Arm

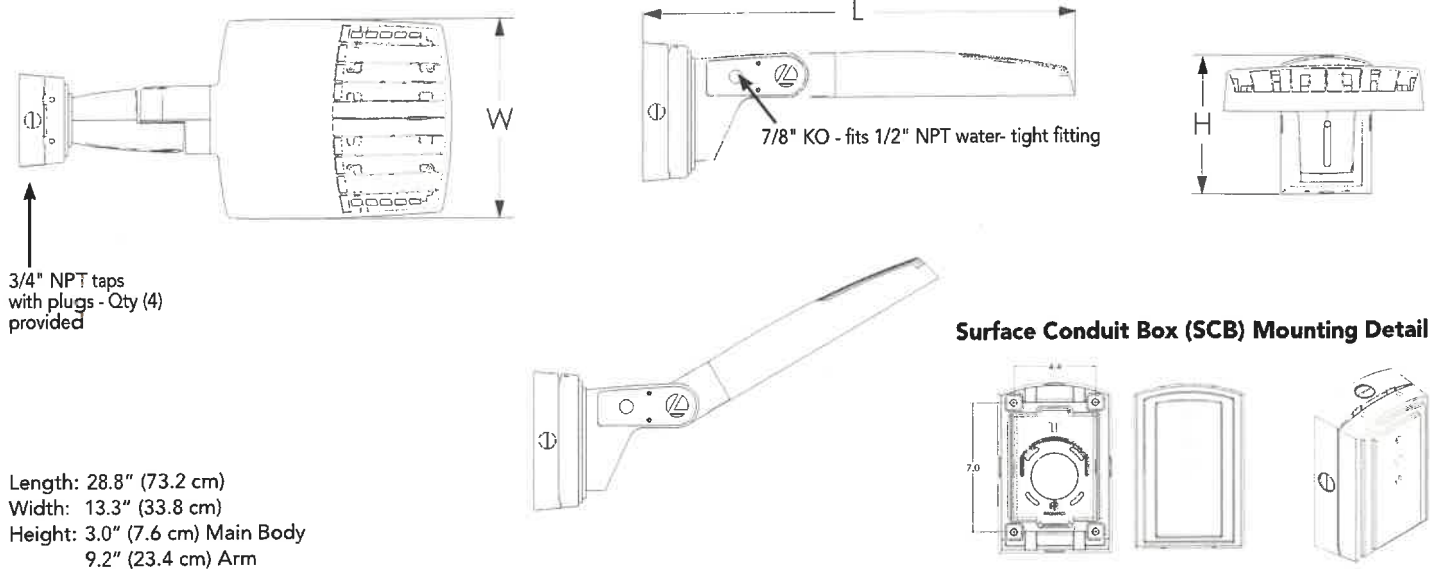


Wall Bracket (WBA) Mounting Detail

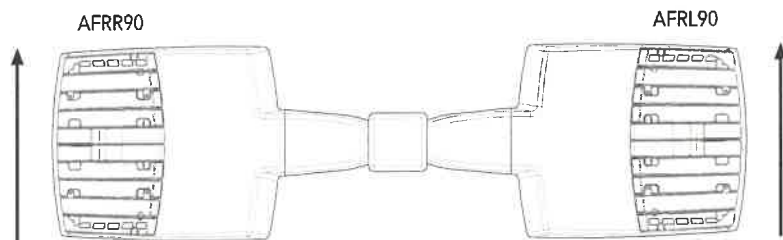


Dimensions

RSX1 with Adjustable Tilt Arm with Wall Bracket and Surface Conduit Box (AAWSC)



Automotive Front Row - Rotated Optics (AFRL90/R90)

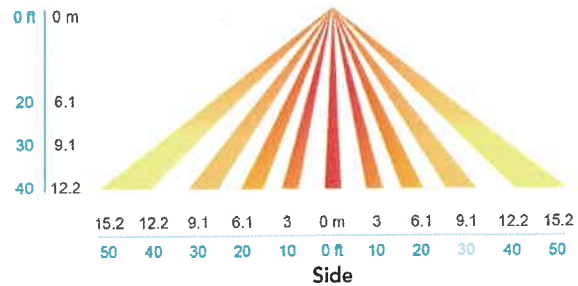
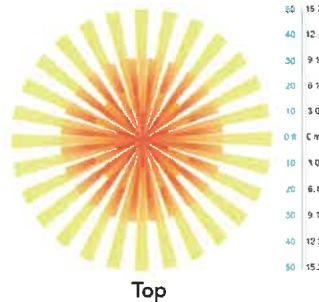
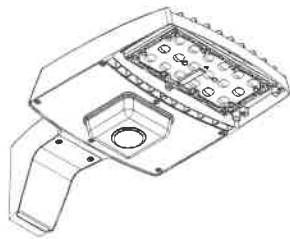


(Example: 2@180 - arrows indicate direction of light exiting the luminaire)

nLight Control - Sensor Coverage and Settings

nLight Sensor Coverage Pattern

NLTAIR2 PIRHN



Motion Sensor Default Settings - Option PIRHN						
Option	Dimmed State (unoccupied)	High Level (when occupied)	Photocell Operation	Dwell Time (occupancy time delay)	Ramp-up Time (from unoccupied to occupied)	Ramp-down Time (from occupied to unoccupied)
NLTAIR2 PIRHN	Approx. 30% Output	100% Output	Enabled @ 1.5FC	7.5 minutes	3 seconds	5 minutes

*Note: NLTAIR2 PIRHN default settings including photocell set-point, high/low dim rates, and occupancy sensor time delay are all configurable using the Clairity Pro App. Sensor coverage pattern shown with luminaire at 0°. Sensor coverage pattern is affected when luminaire is tilted.

FEATURES & SPECIFICATIONS

INTENDED USE

The RSX LED area family is designed to provide a long-lasting, energy-efficient solution for the one-for-one replacement of existing metal halide or high pressure sodium lighting. The RSX1 delivers 7,000 to 17,000 lumens and is ideal for replacing 70W to 400W HID pole-mounted luminaires in parking lots and other area lighting applications.

CONSTRUCTION

The RSX LED area luminaire features a rugged die-cast aluminum main body that uses heat-dissipating fins and flow-through venting to provide optimal thermal management that both enhances LED performance and extends component life. Integral "no drill" mounting arm allows the luminaire to be mounted on existing pole drillings, greatly reducing installation labor. The light engines and housing are sealed against moisture and environmental contaminants to IP66. The low-profile design results in a low EPA, allowing pole optimization. All mountings are rated for minimum 1.5 G vibration load per ANSI C136.31. 3G Mountings: Include SPA, RPA, MA, IS, AASP, and AARP rated for 3G vibration. 1.5G Mountings: Include WBA, WBASC, AAWB and AAWSC rated for 1.5G vibration.

FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures superior adhesion as well as a minimum finish thickness of 3 mils. The result is a high-quality finish that is warranted not to crack or peel.

COASTAL CONSTRUCTION (CCE)

Optional corrosion-resistant construction is engineered with added corrosion protection in materials and/or pre-treatment of base material under super durable paint. Provides additional corrosion protection for applications near coastal areas. Finish is salt spray tested to over 5,000 hours per ASTM B117 with scribe rating of 10. Additional lead times apply.

OPTICS

Precision acrylic refractive lenses are engineered for superior application efficiency, distributing the light to where it is needed most. Available in short and wide pattern distributions including Type 2, Type 3, Type 3S, Type 4, Type 4S, Type 5, Type 5S, AFR (Automotive Front Row), and AFR rotated AFR90 and ARFL90.

ELECTRICAL

Light engine(s) configurations consist of high-efficacy LEDs mounted on metal-core circuit boards and aluminum heat sinks to maximize heat dissipation. Light engines are IP66 rated. LED lumen maintenance is >L92/100,000 hours. CCT's of 3000K, 4000K and 5000K (minimum 70 CRI) are available. Fixtures ship standard with 0-10V dimming driver. Class 1 electronic drivers ensure system power factor >90% and THD <20%. Easily serviceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

STANDARD CONTROLS

The RSX LED area luminaire has a wide assortment of control options. Dusk to dawn controls include MVOLT and 347V button-type photocells and NEMA twist-lock photocell receptacles.

nLIGHT AIR CONTROLS

The RSX LED area luminaire is also available with nLight® AIR for the ultimate in wireless control. This powerful controls platform provides out-of-the-box basic motion sensing with photocell functionality and is suitable for mounting heights up to 40 feet. No commissioning is required when using factory default settings that provide basic stand-alone motion occupancy dimming that is switched on and off with a built-in photocell. See chart above for motion sensor default out-of-box settings. For more advanced wireless functionality, such as group dimming, nLight AIR can be commissioned using a smartphone and the easy-to-use CLAIRITY app. nLight AIR equipped luminaires can be grouped, resulting in motion sensor and photocell group response without the need for additional equipment. Scheduled dimming with motion sensor over-ride can be achieved when used with the nLight Eclipse. Additional information about nLight Air can be found [here](#).

INSTALLATION

Integral "no-drill" mounting arm allows for fast, easy mounting using existing pole drillings. Select the "SPA" option for square poles and the "RPA" option to mount to round poles. Note, the RPA mount can also be used for mounting to square poles by omitting the RPA adapter plate. Select the "MA" option to attach the luminaire to a 2 3/8" horizontal mast arm or the "IS" option for an adjustable slipfitter that mounts on a 2 3/8" OD tenon. The adjustable slipfitter has an integral junction box and offers easy installation. Can be tilted up to 90° above horizontal. Additional mountings are available including a wall bracket, adjustable tilt arm for direct-to-pole and wall and a surface conduit box for wall mount applications.

LISTINGS

CSA Certified to meet U.S. and Canadian standards. Suitable for wet locations. Rated for -40°C minimum ambient. DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified. International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 3000K color temperature only. U.S. Patent No. D882, 146S

GOVERNMENT PROCUREMENT

BAA – Buy America(n) Act: Product with the BAA option qualifies as a domestic end product under the Buy American Act as implemented in the FAR and DFARS. Product with the BAA option also qualifies as manufactured in the United States under DOT Buy America regulations. BABA – Build America Buy America: Product with the BAA option also qualifies as produced in the United States under the definitions of the Build America, Buy America Act. Please refer to www.acuitybrands.com/buy-american for additional information.

WARRANTY

5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.



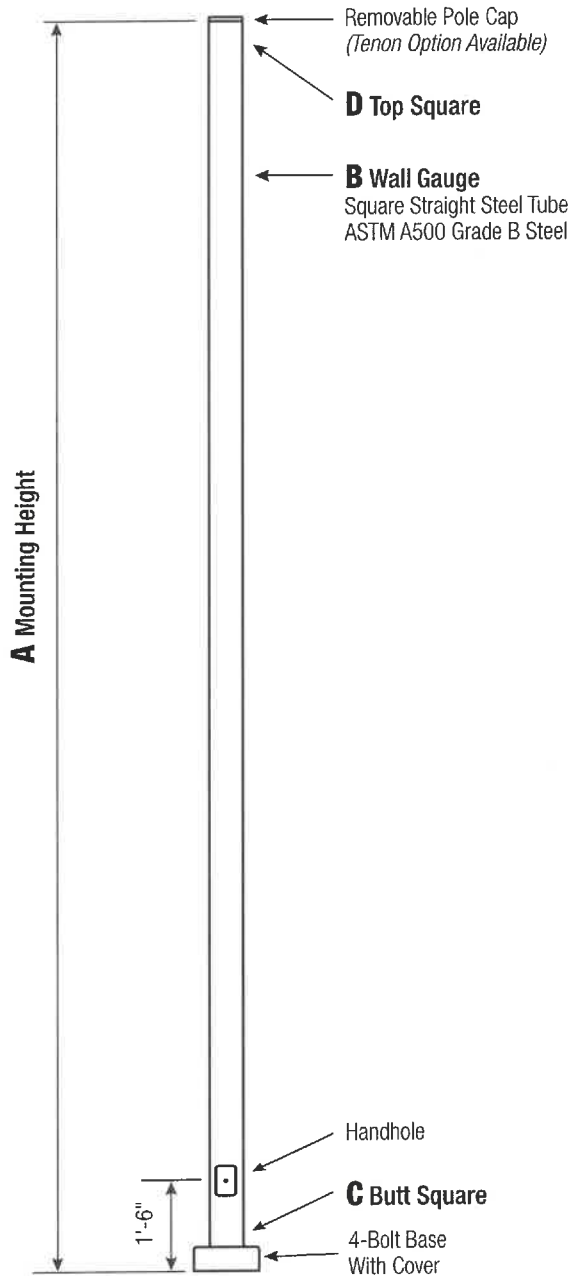
COMMERCIAL OUTDOOR

One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.acuitybrands.com
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Lithonia RSX1 Area LED
Rev. 04/02/25
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SSS

Square Straight Steel Pole No Arm — 4-Bolt Base



Powder Coated, Galvanized or Powder Coated over Galvanized Finish Per Customer Specification.

Pole

Pole shaft shall be weldable-grade, cold-rolled, commercial quality carbon steel tubing conforming to ASTM A500 Grade B. Options include 11 gauge and 7 gauge. All welds shall conform to AWS D1.1 using ER70S-6 electrodes.

Base Style

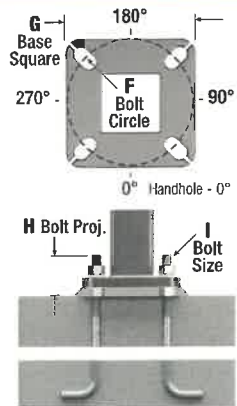
4-Bolt Steel Plate Base Flange of fabricated hot rolled carbon steel conforming to ASTM A36 or equivalent (36 ksi minimum yield) with 2-piece Base Cover and attaching hardware.



Anchorage

Anchorage Kit will include four (4) L-shaped Steel Anchor Bolts conforming to AASHTO M314-90 Grade 55. Ten inches (10") of threaded end will be galvanized per ASTM A153.

Kits will contain eight (8) Hex Nuts, four (4) Lock Washers, and eight (8) Flat Washers (all components Galvanized Steel). A paper bolt circle template will be provided.



Handhole

Reinforced, 3" x 5" Handhole with cover, stainless steel screw and backbar. A grounding provision incorporating a tapped 1/2"-13NC hole will be provided.



Base Cover

Square ABS plastic Base Covers are standard on all SSS poles specified in BA-Black, BM-Dark Bronze and BH-White. SSS poles specified in all other colors will be manufactured of metal materials. Custom specification of SSS square metal style Base Covers in BA, BM and BH powder coated finishes is available.



Vibration Damper

If determined necessary by Hapco, or if specified by the customer, a first and/or second mode vibration damper will be provided.

C BUTT SQ.	D TOP SQ.	F BOLT CIR. DIA.	G BASE SQ.	H BOLT PROJ.	I BOLT SIZE
4 (11 Gauge)	4	8 - 9	8	3.75	.75 x 17 x 3
4 (7 Gauge)	4	8 - 9	8	3.75	.75 x 30 x 3
5 (11 Gauge)*	5	10 - 12	11	3.75	.75 x 30 x 3
5 (7 Gauge)	5	10 - 12	11	4.875	1 x 36 x 4
6	6	11 - 13	12.5	4.875	1 x 36 x 4

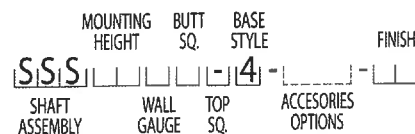
*Requires the use of oversized washers (provided).

Dimensions in Inches

A MTG. HGT.	B WALL GAUGE	C BUTT SQ.	TOTAL LUM. WEIGHT	MAXIMUM EPA						CATALOG NUMBER
				90	100	110	120	130	140	
10	11	4	320	25.2	20.0	18.6	15.3	12.7	10.6	SSS10B4-4-**-
12	11	4	285	20.6	16.2	14.9	12.1	9.9	8.2	SSS12B4-4-**-
14	11	4	255	17.0	13.2	12.1	9.7	7.8	6.3	SSS14B4-4-**-
15	11	4	245	15.5	11.9	10.9	8.6	6.8	5.4	SSS15B4-4-**-
15	7	4	305	23.4	18.4	17.0	13.8	11.4	9.4	SSS15D4-4-**-
16	11	4	235	14.0	10.7	9.7	7.6	5.9	4.6	SSS16B4-4-**-
16	7	4	290	21.5	16.8	15.5	12.5	10.2	8.4	SSS16D4-4-**-
18	11	4	215	11.3	8.4	7.6	5.7	4.3	3.2	SSS18B4-4-**-
18	7	4	265	18.0	13.9	12.8	10.2	8.2	6.6	SSS18D4-4-**-
20	11	4	200	9.1	6.5	5.8	4.2	2.9	1.9	SSS20B4-4-**-
20	11	5	235	14.1	10.3	9.2	6.8	4.9	3.4	SSS20B5-4-**-
20	7	4	240	15.1	11.5	10.5	8.2	6.5	5.0	SSS20D4-4-**-
20	7	5	330	26.3	20.3	18.6	14.8	11.9	9.6	SSS20D5-4-**-
22	11	4	200	7.2	4.9	4.2	2.8	1.7	0.8	SSS22B4-4-**-
22	11	5	215	11.4	8.0	7.1	4.9	3.2	1.9	SSS22B5-4-**-
22	7	4	225	12.7	9.5	8.6	6.6	5.0	3.7	SSS22D4-4-**-
22	7	5	300	22.4	17.1	15.6	12.2	9.6	7.5	SSS22D5-4-**-
25	11	4	200	4.7	2.8	2.2	1.0	-	-	SSS25B4-4-**-
25	11	5	200	8.0	5.1	4.3	2.4	1.0	-	SSS25B5-4-**-
25	7	4	205	9.7	6.9	6.2	4.4	3.1	2.0	SSS25D4-4-**-
25	7	5	260	17.7	13.2	11.9	9.0	6.7	4.9	SSS25D5-4-**-
28	11	4	200	2.6	1.0	-	-	-	-	SSS28B4-4-**-
28	11	5	200	5.1	2.6	1.9	-	-	-	SSS28B5-4-**-
28	7	4	200	7.1	4.8	4.1	2.6	1.5	-	SSS28D4-4-**-
28	7	5	235	13.9	9.9	8.8	6.3	4.3	2.7	SSS28D5-4-**-
30	11	5	200	3.4	1.1	-	-	-	-	SSS30B5-4-**-
30	7	4	200	5.6	3.5	2.9	1.6	-	-	SSS30D4-4-**-
30	7	5	215	11.7	8.0	7.0	4.7	2.9	1.5	SSS30D5-4-**-
30	7	6	275	19.2	13.7	12.2	8.7	5.9	3.8	SSS30D6-4-**-
35	7	5	200	6.9	4.0	3.1	1.2	-	-	SSS35D5-4-**-
35	7	6	220	12.6	8.0	6.8	3.9	1.6	-	SSS35D6-4-**-
39	7	6	200	8.2	4.2	3.1	0.6	-	-	SSS39D6-4-**-

Catalog Number System

The catalog number for Hapco poles utilizes the following identification system.



Catalog Number Example -

SSS 20 D 5 - 4 - BA

Square Straight Steel, 20' Mounting Height,
7 Gauge, 5" Butt Square, No Taper,
4-Bolt Base, Black Powder Coat Finish.

EPA Notes:

Effective Projected Area (EPA) in square feet. EPA's calculated using wind velocity (mph) indicated in accordance with 2009 AASHTO LTS-5 using a 25-year design life. Maximum EPA is based on the luminaire weight shown. Increased luminaire weight may reduce the maximum EPA. If weight is exceeded, or if other design life or code is required, please consult the factory.

Mounting Options

Side Drill Mount

Includes removable pole cap.
NOTE: A luminaire drilling template must be supplied at time of order.

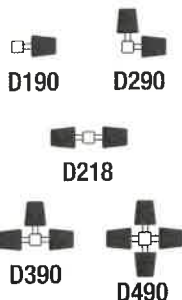


Tenon Mount

For Tenon Mount applications specify both Tenon diameter and length.



Drill Mount Options

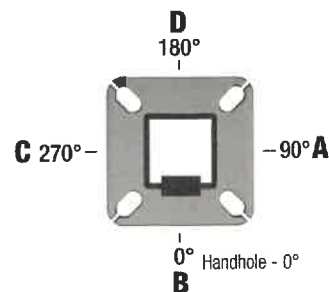


Electrical Box



Note: GFI Options must be specified in Accessories.

Pole Orientation



SSS

HEIGHT	GAUGE	BUTT SQ.	TOP SQ.	BASE STYLE	MOUNTING OPTIONS	ELECTRICAL BOX*	ACCESSORIES/OPTIONS*	FINISH
10 = 10'	B =	4 = 4"	"-" =	4 =	DRILL MOUNT	FA - 30" Up, "B"	C12 - Threaded 1/2" Coupling**	POWDER COAT COLORS
12 = 12'	11 Gauge	5 = 5"	No Taper	4-Bolt Base	D000 - No Drilling	FB - 30" Up, "B"	C34 - Threaded 3/4" Coupling**	BA - Black Powder Coat
14 = 14'		6 = 6"			D190 - Std. "A"	FC - 30" Up, "A"	C10 - Threaded 1" Coupling**	BH - White Powder Coat
16 = 16'	D =				D290 - Std. "A" & "D"	FD - 30" Up, "C"	EHH - Extra Handhole**	BM - Dark Bronze Powder Coat
18 = 18'	7 Gauge				D218 - Std. "A" & "C"	FE - 36" Up, "D"	GF1 - Duplex GFI Receptacle (WR) with Cover	BV - Dark Green Powder Coat
20 = 20'					D390 - Std. "A", "D", & "C"	FF - 36" Up, "B"	GF2 - Duplex GFI (WR) with In-Use Cover	GC - Gray Powder Coat
22 = 22'					D490 - Std. "A", "B", "C", & "D"	FG - 36" Up, "A"	LAB - Less Anchor Bolts	XX - Special Colors*
25 = 25'					DCUS - Custom*	FH - 36" Up, "C"	LPC - Less Pole Cap	
28 = 28'						FI - 24" Up, "D"	PAB - Pre-shipped Anchor Bolts	GALVANIZED
30 = 30'					TENON	FK - 24" Up, "A"	VD1 - Vib. Damper - 1st Mode	1Q - Galvanized Only
35 = 35'					T204 - 2-3/8" O.D. x 4"	FL - 24" Up, "C"	VD2 - Vib. Damper - 2nd Mode	1C - Black PC Over Galv.
39 = 39'					T304 - 2-7/8" O.D. x 4"	FZ - Custom**		1D - White PC Over Galv.
					T356 - 3-1/2" O.D. x 6"			1B - D. Bronze PC Over Galv.
					T406 - 4" O.D. x 6"			1Y - D. Green PC Over Galv.
					TCUS - Custom Tenon**			1J - Gray PC Over Galv.
								XX - Special PC Over Galv.*

* Specify Number and Orientation
** Specify O.D. and Height

* GFI Receptacle Options Available (Specify in Accessories)

** Specify Height and Orientation

* Add all that apply (Example: CPL-LAB-VD1)

** Specify Location

* Provide RAL # or Sample Color Chip



Google Street View

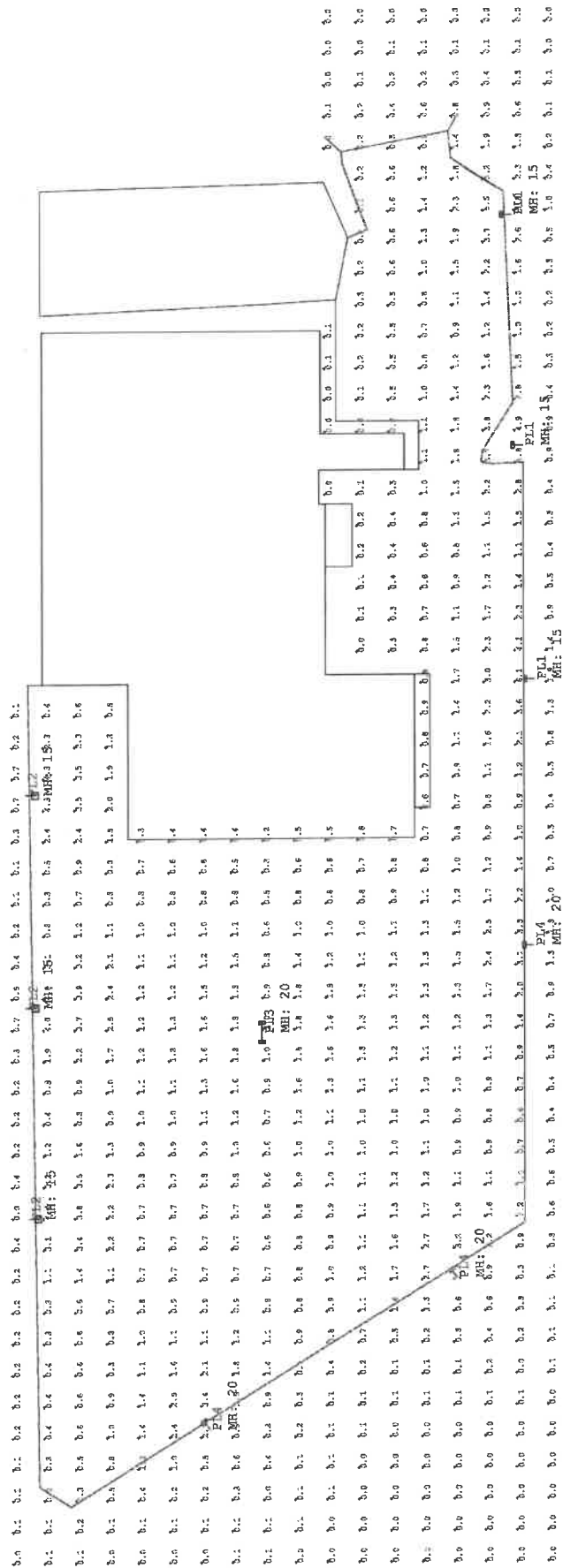
Aug 2024

Google

Image capture: Aug 2024 © 2025 Google

General Information		Lighting Data		Notes	
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Room	1000	Room	1000	Notes	1000
Room	1000	Room	1000	Notes	1000
Room	1000	Room	1000	Notes	1000

Lighting Data		Notes	
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Room	1000	Notes	1000
Room	1000	Notes	1000
Room	1000	Notes	1000
Room	1000	Notes	1000



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2000 W. 10th Ave.
Suite 100
Denver, CO 80202
(303) 733-8888
www.king-lighting.com

Design Check

OWNER: [Redacted]
PROJECT: [Redacted]
DATE: [Redacted]
BY: [Redacted]

Lighting Calculation
Room: [Redacted]

Lighting
Scale: 1/8" = 1'-0"
Sheet: S2

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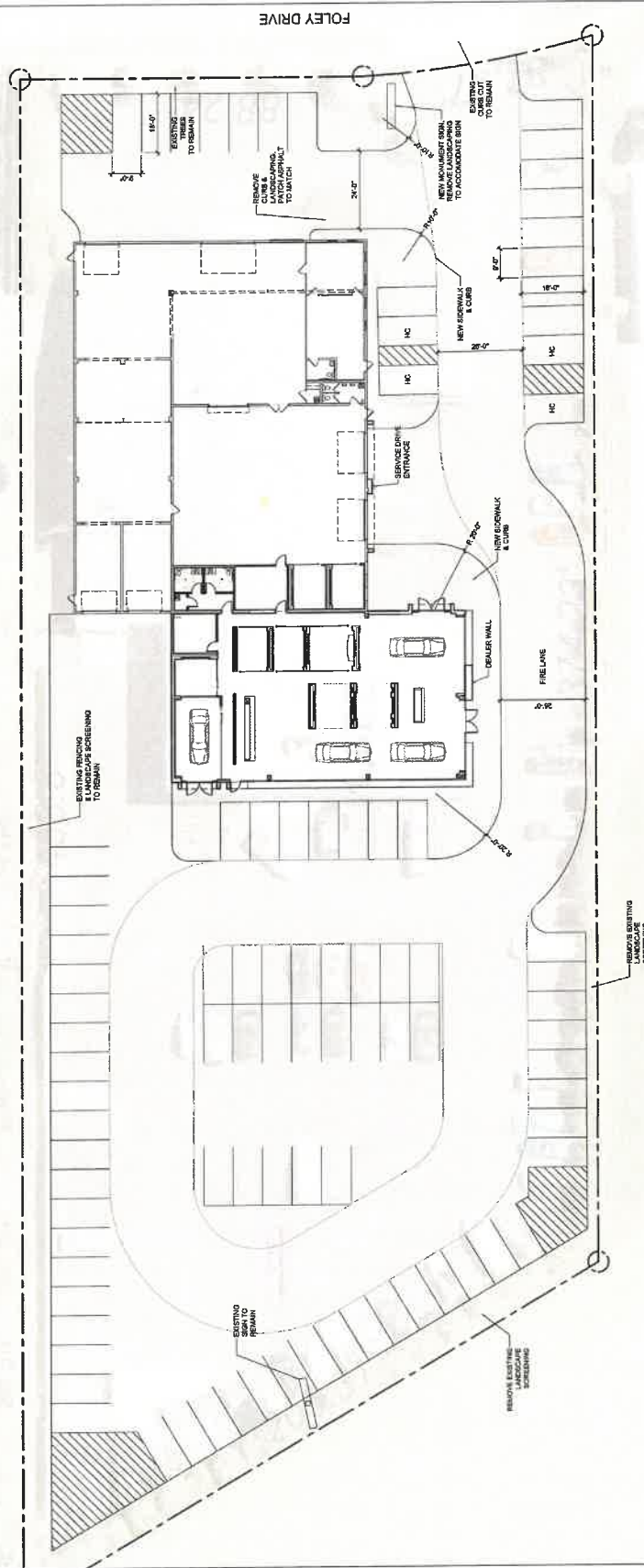
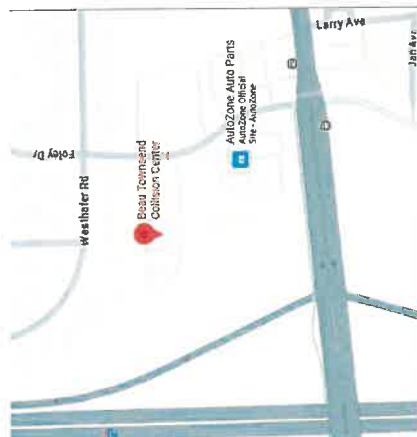
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LINCOLN
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VANDALIA, OH
45377

[illegible]ARCHITECTURAL
SITE PLAN

AS1.0



CONCEPT SITE PLAN

25036



ALT Architecture Inc.
Architecture - Engineering
Interior Architecture - Planning

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Beverly Hills, CA 90208
Tel: 310.274.1111
Fax: 310.274.1112
info@altarchitecture.com

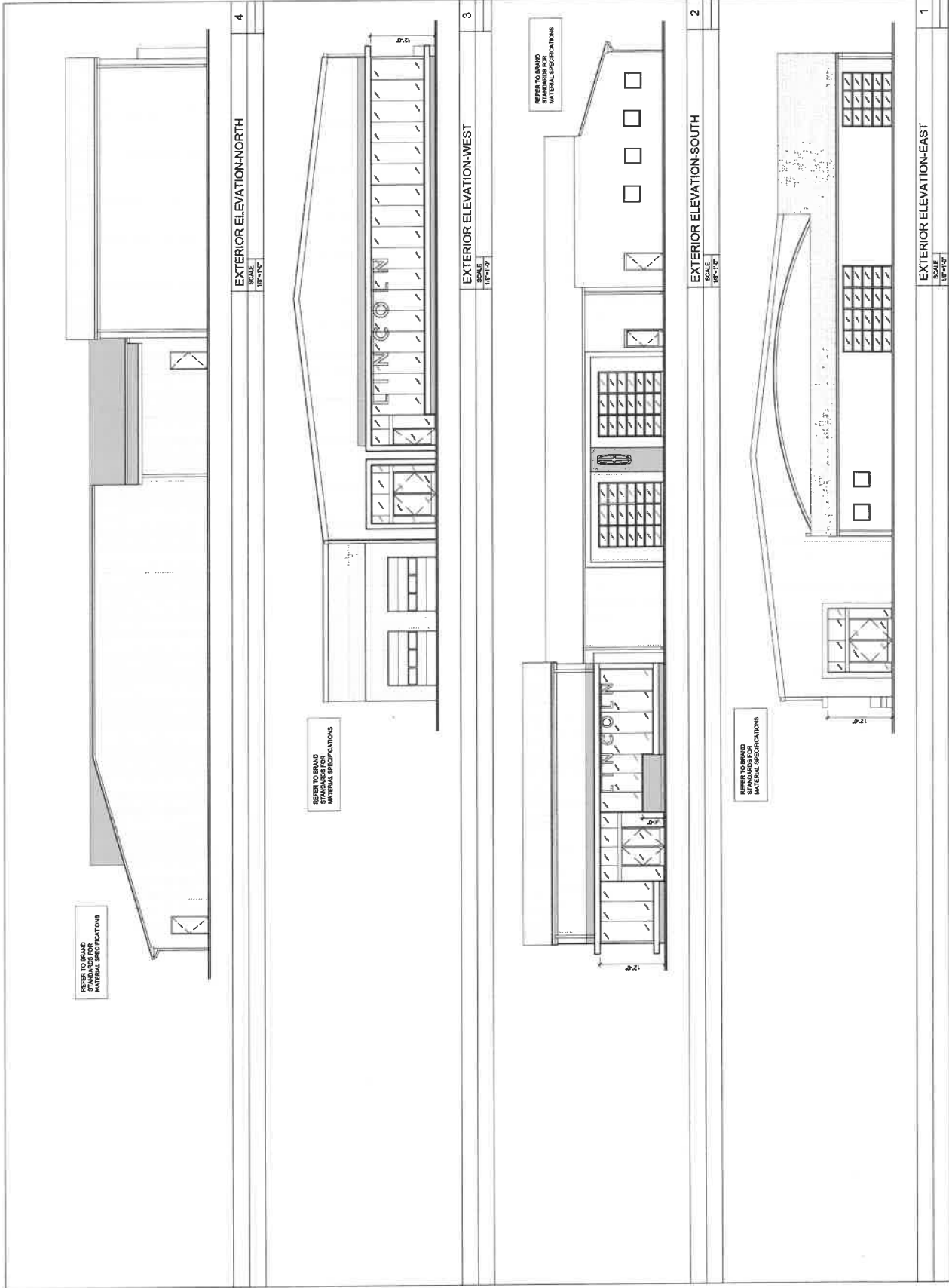
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LINCOLN
55 FOLEY DR
VANDALIA OH
43177



DATE: 7/31/25
DESCRIPTION: FOR ZONING APPROVAL
NOT FOR CONSTRUCTION

EXTERIOR
ELEVATIONS

A2.0



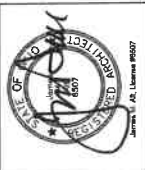


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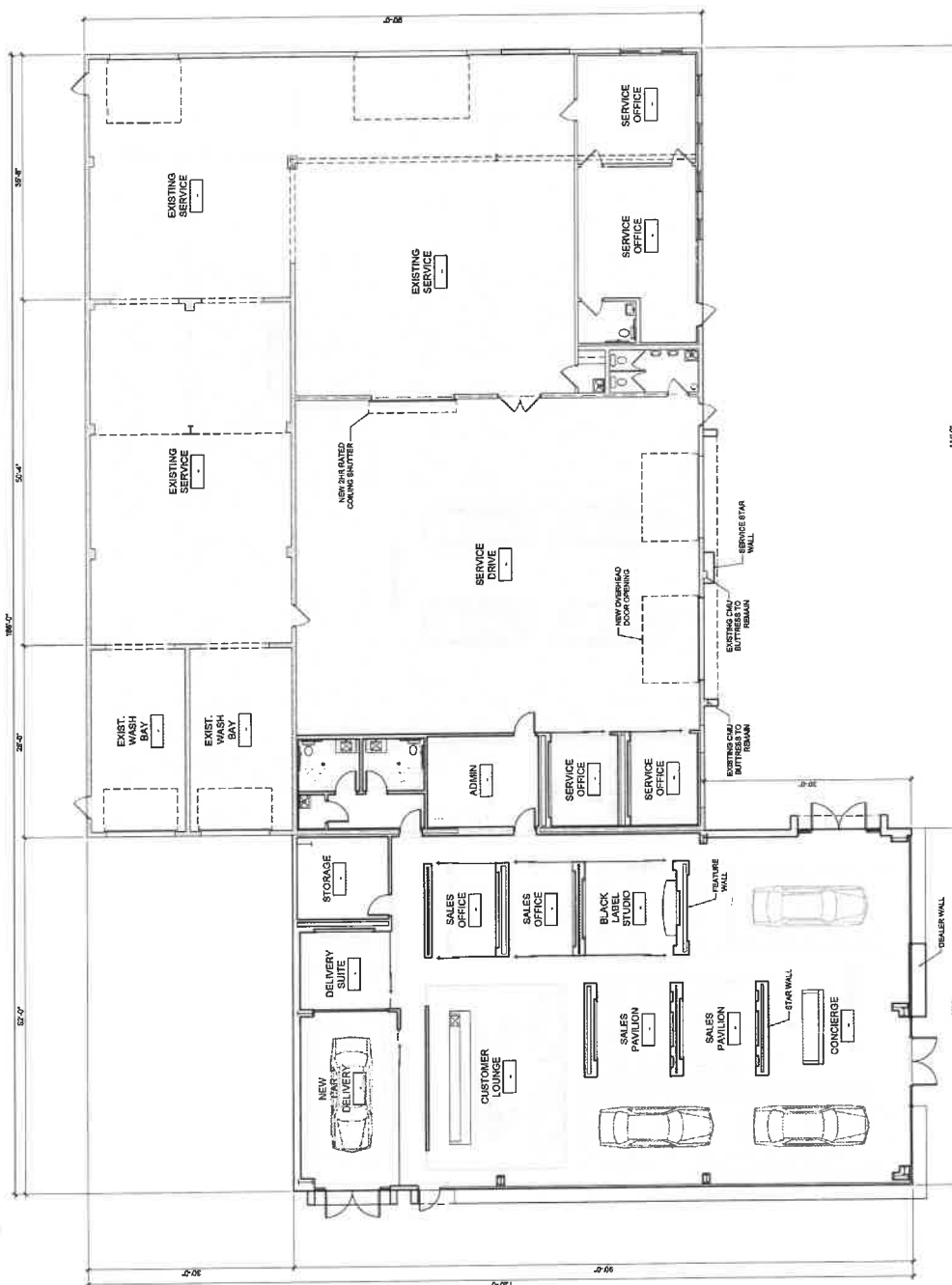
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45377

[illegible]

FLOOR
PLAN

A1.0



CONCEPT FLOOR PLAN

CONC
SCALE

SCALE
CONC

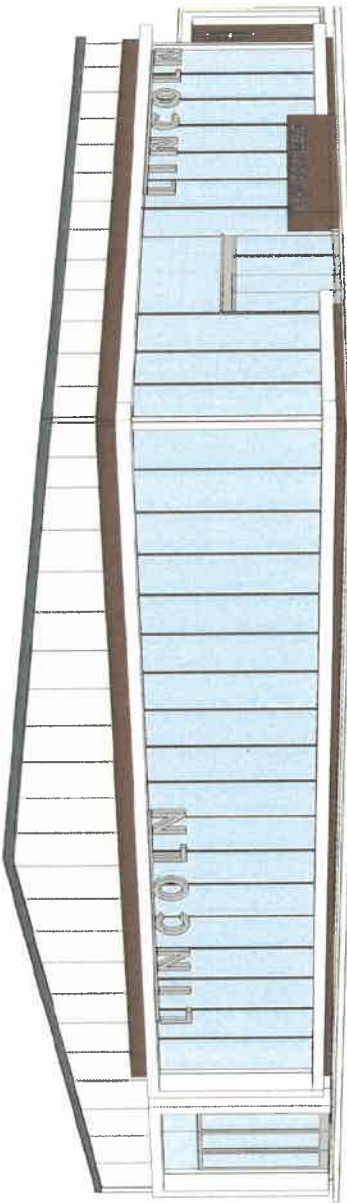


**Beau
Townsend
Lincoln**

Date
4/11/2025

Issue
Preliminary Design

Project Address
Vandalia, OH



Scale

*These drawings are for
communication of design intent
only. These drawings are not
suited or intended for
construction or fabrication.*

Proposed Exterior
Rendering

R 101



Lincoln Vitrine Prototype

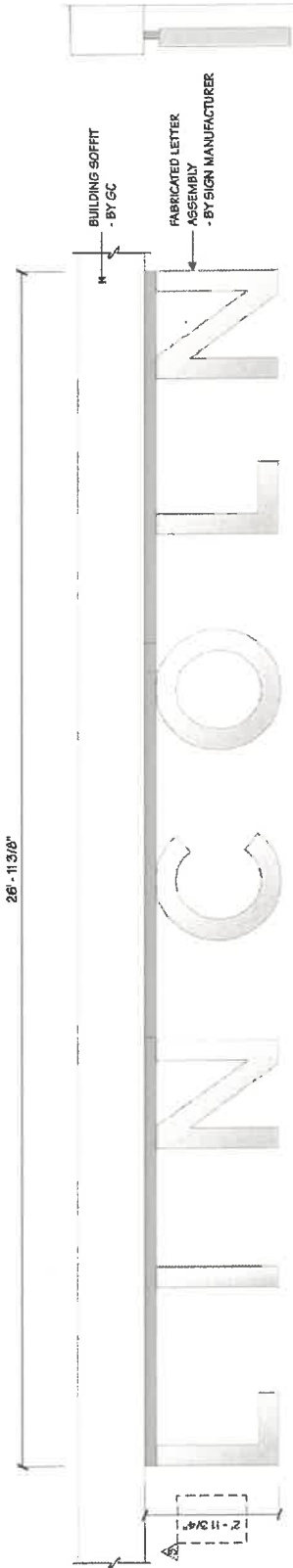
Issue
Prototype
Issue Date
December 23, 2016
Revision Date
January 7, 2024

Scale

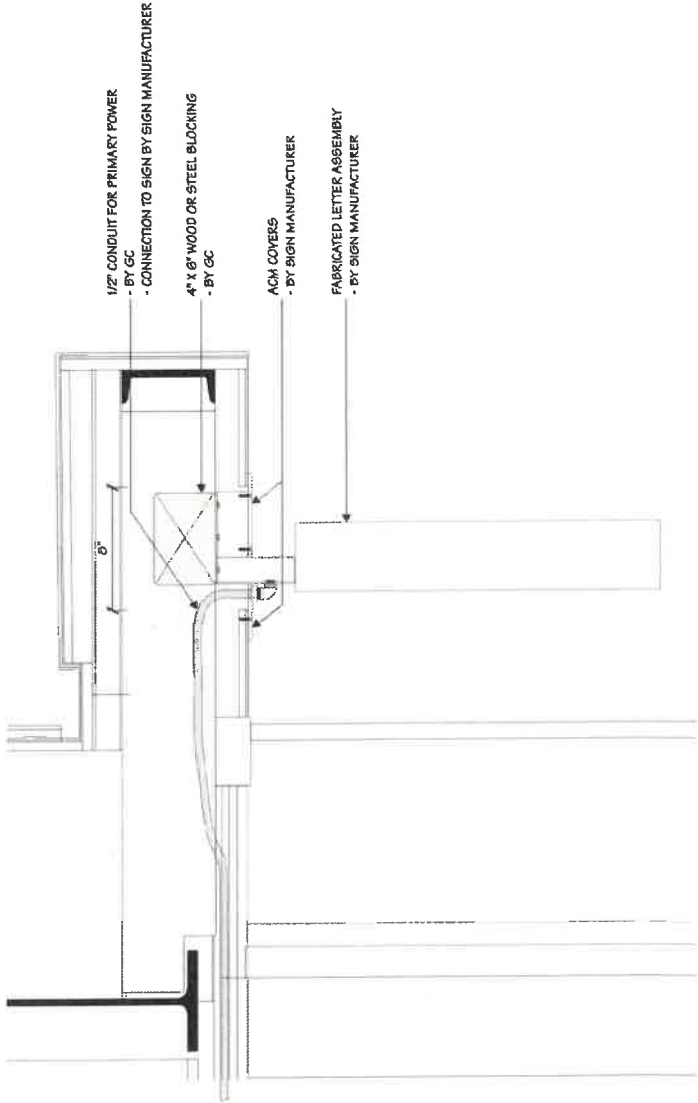
These drawings are for communication of design intent only. These drawings are not suited or intended for construction or fabrication.

Additional prototypical drawings and details for the Lincoln Vitrine facility design can be found at www.lincolnvitrinedesign.com

Lincoln' Letters Details
G101



1 | 'Lincoln' Letters Elevation
3/8" = 1'-0"



3 | 'Lincoln' Letters Section
1/8" = 1'-0"

2 | Side Elevation
3/8" = 1'-0"



Lincoln Vitrine
Prototype

Issue
Prototype
Issue Date
December 23, 2016
Revision Date
January 7, 2024

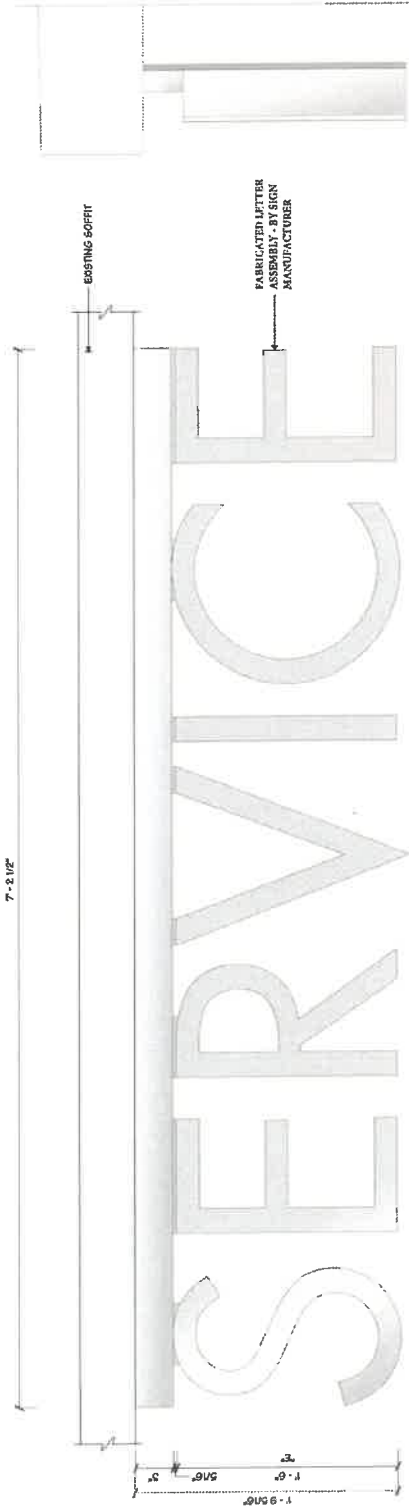
Scale

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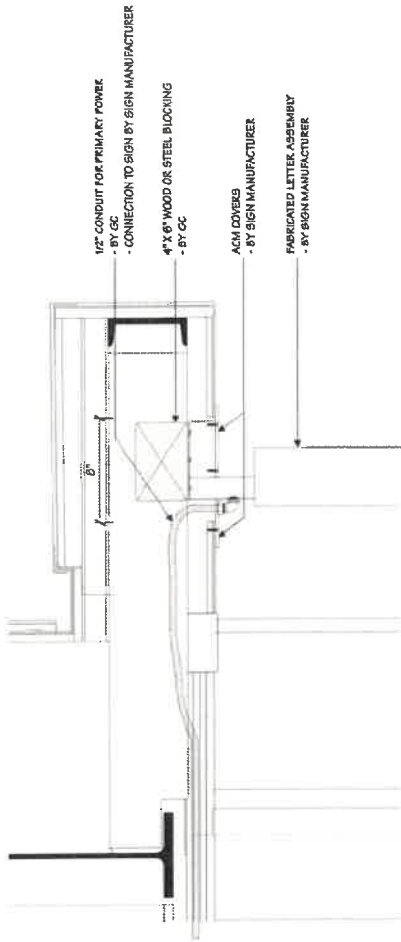
'Service' Letters Details -
Hanging

G102a

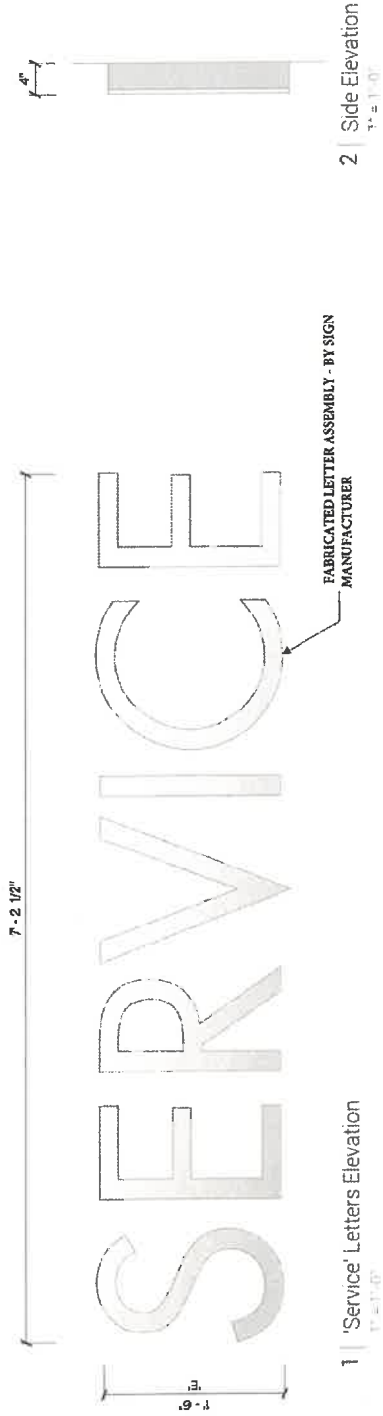


1 | 'Service' Letters Elevation
1/8" = 1'-0"

2 | Side Elevation
1/8" = 1'-0"



3 | 'Service' Letters Section
1/8" = 1'-0"



Lincoln Vitrine
Prototype

Issue
Prototype

Issue Date
December 23, 2016

Revision Date
January 7, 2024

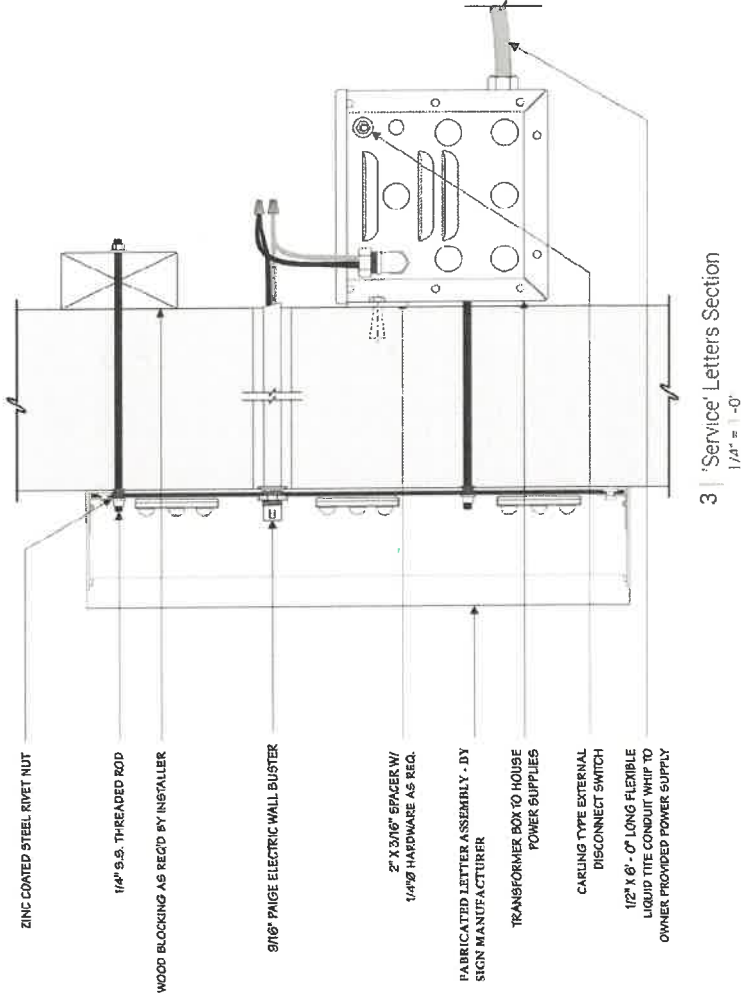
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'Service' Letters Details -
Wall Mounted

G102b





Lincoln Vitrine
Prototype

Issue
Prototype

Issue Date
December 23, 2016

Revision Date
January 7, 2024

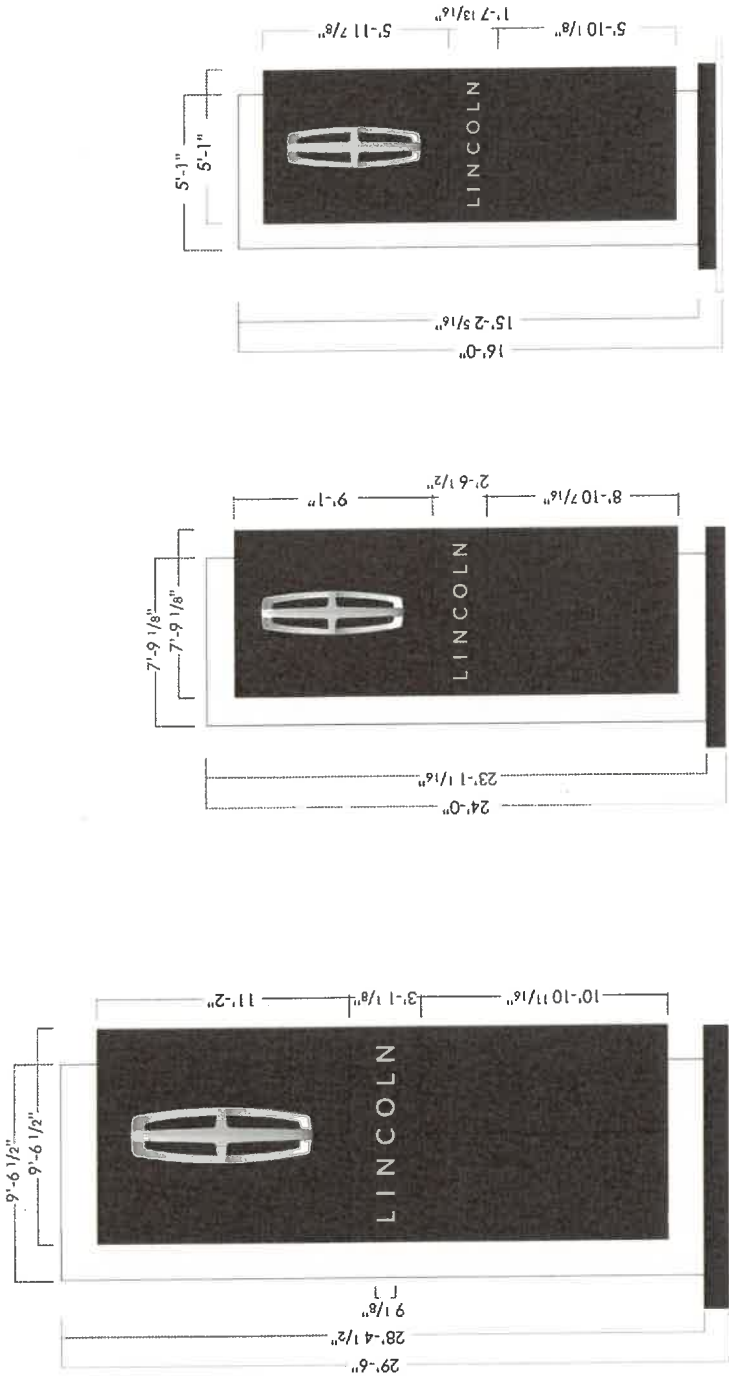
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Lincoln Brand Signs

G105





Lincoln Vitrine
Prototype

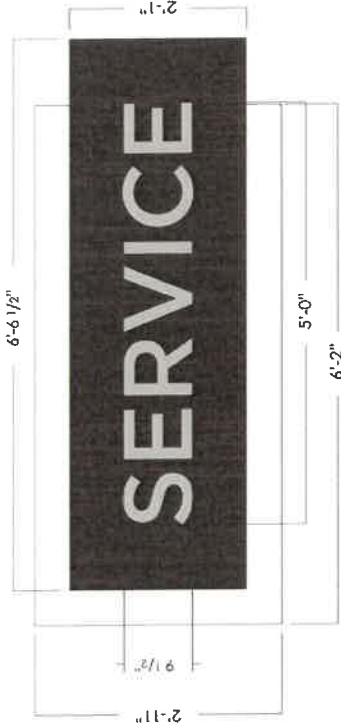
Issue
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Issue Date
December 23, 2016
Revision Date
January 7, 2024

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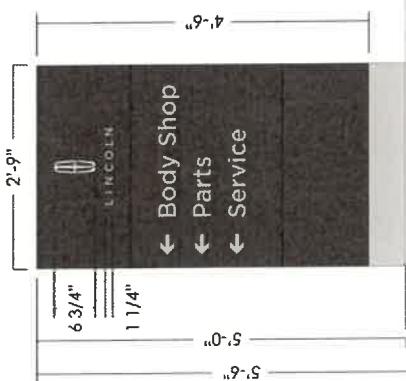
These drawings are for communication of design intent only. These drawings are not suited or intended for construction or fabrication.
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Lincoln Support Signs

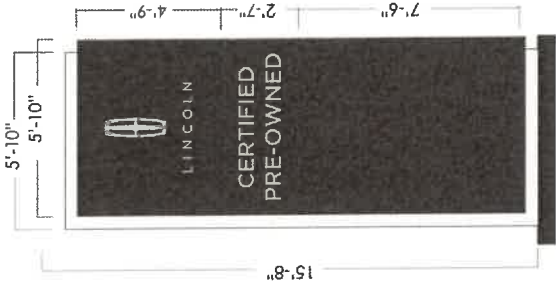
G106



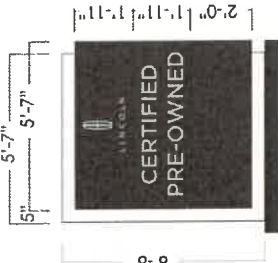
5 | Service Monument
3/4" = 1'-0"



2 | CPO Monument
1/4" = 1'-0"



3 | Directional
1/2" = 1'-0"



4 | CPO Pylon
1/4" = 1'-0"



Lincoln Vitrine
Prototype

Issue
Prototype

Issue Date
December 23, 2016

Revision Date
January 7, 2024

Scale

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Lincoln Vitrine facility design
can be found at
www.lincolnvitrinedesign.com

'Lincoln' and 'Service'
Letters

G107



3 | 19" Lincoln Letters
1/2" = 1'-0"

4 | 12" Dealer Name Letters
1/2" = 1'-0"

1 | 10" Dealer Name Letters
1/2" = 1'-0"

2 | 12" Dealer Name Letters
1/2" = 1'-0"

Minutes of the City of Vandalia Planning Commission
August 26, 2025

Members Present:	Ms. Kristin Cox, Mr. Lucious Plant, Mr. Bob Hussong
Members Absent:	Mr. Dave Arnold
Staff Present:	Michael Hammes, City Planner Ben Graham, Zoning & Planning Coordinator Ben Borton, Director of Public Service Rob Cron, Assistant City Manager
Others Present:	James Test, Sean McKinnies, Jon Bixs, Robert Bellinger, Larry Taylor, Jamie Spencer, Alexis Morgan, Matt Morgan, Sean Olson, Al Machuca, Amy Machuca, Deryl Taylor

Call to Order

Ms. Cox called the meeting to order at 6:01 p.m.

Attendance

Ms. Cox noted that three members were present. Mr. Plant made a motion to excuse Mr. Arnold. Mr. Hussong seconded. The motion carried 3-0.

Reorganization Meeting

Mr. Hammes explained that the terms for members of the Planning Commission expire at the end of June each year. The Commission elects a new Chair and Vice Chair at the first meeting following the start of the new term. He added that Ms. Cox had served as the Acting Chair for the previous meeting, due to the size of the agenda.

Mr. Hammes noted that a member could be selected as Vice Chair even if they were absent from the meeting. In that scenario, he recommended selecting a Second Vice Chair as well. In the event that both the Chair and Vice Chair would be absent, the Second Vice Chair would preside over the meeting.

Mr. Plant nominated Ms. Cox as Chair. Mr. Hussong seconded the motion. Ms. Cox agreed to serve. Roll was called. The motion carried 3-0. Ms. Cox was elected as Chair of the Planning Commission.

Ms. Cox nominated Mr. Arnold as Vice Chair and Mr. Plant as Second Vice Chair. Mr. Hussong seconded the motion. Mr. Plant agreed to serve. Roll was called. The motion carried 3-0. Mr. Arnold was elected as Vice Chair of the Planning Commission, with Mr. Plant elected as Second Vice Chair.

Approval of Minutes of the Planning Commission

Mr. Hussong made a motion to approve the July 8th, 2025 minutes. Mr. Plant seconded the motion. The motion carried 3-0.

Ms. Cox read from a prepared statement, transcribed verbatim below.

Just for everybody in the room, I just wanted to put together a couple of comments about what we do and who we are.

We are Vandalia citizens just like you that volunteer to sit on this board as a way to be more involved in our community. We are appointed by the City and are unpaid for our services. The Commission holds a public hearing, listens to input, and gives City Council a recommendation to approve or deny the request.

There are specific requirements in our code about notifications to the public and public notices about meetings that are strictly followed by our staff.

The goal is to help Vandalia grow in an orderly, safe, and smart way that adheres to our planning and zoning code, the City Charter, our zoning map, and our comprehensive plan. It can be challenging to balance the needs of businesses, builders, and neighborhoods all at once. We are subject to sunshine laws and Roberts rules, and must conduct ourselves in the meetings as such.

While we may have personal convictions about a topic, our main duty is to review the application fairly and review how the code applies to the request. Our recommendation then is forwarded to the City Council for further review and additional community input.

Swearing in of Attendees Wishing to Speak at Meeting

The attendees were sworn in.

Old Business

Mr. Hammes confirmed that there was no Old Business on the agenda.

New Business – PC 25-0011 – PUD and Preliminary Plan – Copperfield Towns

Mr. Hammes introduced Case PC 25-0007. Todd Foley, of DDC Management, requests the creation of a new Planned Unit Development and associated Preliminary Plan for the Copperfield Towns Development at 3330 Mulberry Road in the City of Vandalia. If approved, the 11.36 acre site would be divided into 34 building lots which would accommodate 87 townhomes in 2 and 3-unit structures. The property is currently zoned A – Agriculture.

Mr. Hammes explained that the applicant had submitted a similar application in July of 2022, but that Council had ultimately denied the request.

Mr. Hammes described the surrounding zoning and land use profile, noting that the site is bordered by highway to the south and west, agricultural property to the east, and the Copperfield residential development to the north.

Mr. Hammes discussed the housing proposed for the site. The developer proposed a blend of 2-unit and 3-unit structures, each with townhomes featuring a garage and other amenities. Common spaces, including a large open space area to the west, would be maintained by a homeowners'

association.

Mr. Hammes referred to the proposed preliminary plan. He pointed out that the development would have a single entrance from Mulberry and internal streets forming a loop. Two of those streets would terminate at the east end of the site, but could connect to future development to the east in the future.

Mr. Hammes reported that one monument sign was proposed for the entrance to the development.

Mr. Hammes discussed the open space proposed for the site, noting that a 50-foot buffer would be required along Mulberry and to the east.

Mr. Hammes noted that the land-use density for the site would be 7.65 dwelling units per acre. This would be lower than the 12 units per acre maximum for multi-family residential planned unit developments.

Mr. Hammes discussed the Comprehensive Plan. This property, as well as the other agricultural properties south of Mulberry, are designated as "Medium Density Residential" properties in the Future Land Use Map. The medium density designation specifically identifies townhomes as a viable type of housing for that area. He added that the proposed development appeared to be consistent with the Comprehensive Plan.

Mr. Hammes reviewed the proposed development standards for the site. For building lots, the only permitted use would be Multi-Family Residential. Open space and passive recreational uses would be permitted on the open space lot to the west. Mr. Hammes also noted that the exteriors of dwelling units would be required to have variety, with no two adjacent units having the same design or façade.

Mr. Hammes noted that required improvements to Mulberry Road would be completed to City Standards and under the supervision of the Director of Public Service.

Mr. Hammes discussed the proposed schedule for the development. Primary construction will begin in spring of 2026 with a nine month approximately 9-month construction period planned. Once horizontal construction is complete, dwellings would be constructed as sales allowed.

Mr. Hussong asked if it would be relevant to know why the previous request was denied. Mr. Hammes replied that the current application should be judged on its own merits, but that the history of the site was relevant. He reported that residents in 2022 expressed concern about the quality and design of the proposed homes, the builder involved in the project, and with traffic along Mulberry.

Hearing no further questions, Ms. Cox invited the applicant to address the Commission.

Mr. Jon Bills, of DDC Management, addressed the Commission. He noted that the property owner was present as well. He thanked the Commission for the opportunity.

Mr. Bills agreed that the current proposal was substantially similar to the previous application, but that the current proposal meets the requirements of the City's goals and plans. He pointed out that the development is designed to meet the requirements of the Medium Density Residential designation in the Comprehensive Plan.

Mr. Bills noted that the size and location of this property makes it ideal for a transition between the single-family homes to the north and the highway to the south. He reiterated the need for new housing in Vandalia, and pointed out that this style of housing would be ideal for employees at growing businesses located nearby.

Mr. Bills added that the previous concerns about traffic on Mulberry were not specific to this development.

Mr. Bills stated that his company was a horizontal developer, and that they would partner with a homebuilder with some experience in the Dayton market to build the structures. At this time, no builder had been selected.

In response to an inquiry from the audience regarding pricing, Mr. Bills confirmed that he anticipated price points in the high \$200,000's to low \$300,000's, but that more specific pricing would not be available until a builder was selected.

Mr. Hammes noted that any builder involved in the project would need to build homes that meet all of the requirements of the PUD and the Ohio Building Code.

Mr. Plant inquired about the ownership of the homes. Mr. Bills confirmed that all units would be owner occupied. The proposed homeowners' association would maintain landscaping and common areas, including ponds, and any non-exclusive use areas such as those behind the structures.

Ms. Cox asked about the project timeline, questioning whether the development could be left without a builder. Mr. Bills replied that there would be a lot purchase agreement obligating the homebuilder to complete a model home followed by a certain number of homes per quarter. The buildout for this development is anticipated to take approximately 2 years, with 12 homes expected per quarter.

Hearing no further questions for the applicant, Ms. Cox opened the public portion of the meeting.

Public Comments

Mr. Jim Test, of 1228 Greystone Circle, stated that he had been a resident of the Copperfield development for 20 years and Vandalia for 50 years. He expressed opposition to the proposed development, suggesting that the homes in Copperfield had higher quality and value than the proposed townhomes.

Mr. Test argued that this development would harm the property values of the Copperfield development to the north. He recommended that this property would be better suited to a continuation of the Copperfield development.

Mr. Test pointed out that the City of Vandalia had done a good job of listening to concerns from residents. He added that these homes could work elsewhere in the city.

Ms. Amy Machuca, of 1166 Landsdale Court, asked about the sizes of homes in the proposed development. She also expressed concern about the traffic along Mulberry, noting that the road cannot handle an additional 140 vehicles. With the curves on this road and concerns about width,

additional school bus traffic, and cars that may cut through Copperfield, there are questions about safety that must be addressed.

Ms. Machuca also asked about the potential impact on the school district.

Mr. Bills returned to the podium to answer some of the questions raised by the speakers. He discussed the size of homes, noting that the specific sizes would depend on the homebuilder.

Mr. Hammes added that the size of a dwelling unit would be calculated using the living area, not the bulk footprint on the site. He pointed out that the developer had proposed a 1,300 square foot minimum dwelling size in their submittal.

Ms. Cox asked about the traffic concerns raised by the previous speaker. Mr. Bills confirmed that the entrance to the development would be directly across from the south entrance to Copperfield.

Mr. Hammes added that entrances would generally be placed across from one another. This is a standard element of traffic design intended to allow opposing traffic to pass without the risk of collision.

Mr. Rob Cron, Assistant City Manager, reported that the developer would be required to widen Mulberry Road and provide curb and gutter and sidewalk along their property.

Mr. Cron also indicated a stretch of Mulberry to the northwest that falls into the jurisdiction of Butler Township. He reported that there had been preliminary discussions about taking over that section of road from the township.

Ms. Cox commented that recent data suggested that the number of school-age children in the school district was declining, based on the aging in place of the population. Mr. Hussong added that the rise in online schooling may impact the district's enrollment as well.

In response to a question from Mr. Plant, Mr. Bills confirmed that all homes would face toward the internal streets within the development. He anticipated that the target market would likely be first-time homebuyers.

Mr. Hammes added that none of the homes that back up to Mulberry would have driveways onto Mulberry.

Mr. Plant asked about screening around the site. Mr. Hammes referred to the landscape plan include in the submittal, pointing out landscape buffers along the highway and Mulberry Road. The internal streets would also have street trees.

Mr. Hussong asked about data relating to speeding, and whether sidewalks have an impact on speeding. A discussion ensued regarding the impact of the development on speeds through the area.

Mr. Al Machuca, of 1166 Landsdale Court, addressed the Commission. He noted that he had opposed the previous application. He expressed concerns that the development would not provide anywhere for kids to play, resulting in them going out onto Mulberry or into the Copperfield development.

Mr. Machuca also expressed concern about the traffic. He pointed out that there is a small bridge on Mulberry that would not permit two large trucks to pass safely. He suggested that adding 87 homes and at least two drivers per car would be a problem.

Mr. Jim Test returned to the podium. He pointed out that any kids in this development who play soccer would go straight through the Copperfield development to get to the soccer fields.

Mr. Darrell Taylor, of the Copperfield Homeowners' Association, addressed the Commission in opposition to the proposed development. He explained that he deals with concerns from his residents every day. The development of this site would increase concerns from his residents, including increased police involvement and possible trespassing.

Hearing no further comments, Ms. Cox closed the public portion of the meeting.

Review Criteria

Ms. Cox explained that the Commission would discuss the District and Preliminary Plan review criteria.

Recommendations and decisions on Planned Unit Development applications shall be based on consideration of the following review criteria. Not all criteria may be applicable in each case, and each case shall be determined on its own facts.

1. The proposed amendment will further the purposes of this overall code;

Staff Comment: Staff feels that the proposed Planned Unit Development furthers the purposes of the code.

The Planning Commission agreed with the staff comment by a vote of 3-0.

2. The proposed amendment and proposed uses are consistent with the City's adopted plans, goals and policies;

Staff Comment: Staff feels that the proposed Planned Unit Development, in its current form, is consistent with the City's goals and policies.

The Planning Commission agreed with the staff comment by a vote of 3-0.

3. The proposed amendment is necessary or desirable because of changing conditions, new planning concepts, or other social or economic conditions;

Staff Comment: Staff feels that the proposed Planned Unit Development is necessary to accommodate the style of home intended for this site. The townhome-style structures proposed would not be feasible in a standard zoning district.

The Planning Commission agreed with the staff comment by a vote of 3-0.

4. The public facilities such as transportation, utilities, and other required public services will be adequate to serve the proposed use;

Staff Comment: Staff feels that the site has adequate access to transportation, utilities, and other required public services.

Ms. Cox and Mr. Plant agreed with the staff comment. Mr. Hussong disagreed. The Planning Commission agreed with the staff comment by a vote of 2-1.

5. The proposed rezoning will not adversely affect the economic viability of existing developed and vacant land within the City;

Staff Comment: Given the location and nature of the proposed development, Staff feels that the proposed development complies with this review criterion.

The Planning Commission agreed with the staff comment by a vote of 3-0.

6. The proposed amendment is not likely to result in significant adverse impacts upon the natural environment, including air, water, noise, storm water management, wildlife, and vegetation, or such impacts will be substantially mitigated;

Staff Comment: Given the proposed preservation of green space as part of this development, Staff feels that the proposed Planned Unit Development complies with this review criteria.

The Planning Commission agreed with the staff comment by a vote of 3-0.

7. The proposed amendment will not constitute an instance where special treatment is given to a particular property or property owner that would not be applicable to a similar property, under the same circumstances;

Staff Comment: Staff feels that the proposed zoning is justified on the merits, and does not constitute special treatment.

The Planning Commission agreed with the staff comment by a vote of 3-0.

8. The proposed amendment would correct an error in the application of this Planning and Zoning Code as applied to the subject property.

Staff Comment: Staff feels that this criterion does not apply.

The Planning Commission agreed with the staff comment by a vote of 3-0.

The Planning Commission shall not recommend in favor of, and City Council shall not approve, a preliminary plan for a planned unit development unless each body finds that the preliminary plan does the following:

- A. The proposed development is consistent with the Official Thoroughfare Plan, the Comprehensive Plan and other applicable plans and policies of the City of Vandalia;

Staff Comment: Staff feels that the proposed Planned Unit Development, in its current form, is consistent with the City's goals and policies.

The Planning Commission agreed with the staff comment by a vote of 3-0.

- B. The proposed development could be substantially completed within the period of time specified in the schedule of development submitted by the applicant;

Staff Comment: Staff feels that the proposed schedule of development is reasonable and achievable.

The Planning Commission agreed with the staff comment by a vote of 3-0.

- C. The proposed development provides accessibility to public roads that are adequate to carry the traffic that shall be imposed upon them by the proposed development; that the number of vehicular access points to public roads from high traffic generating uses are minimized to limit the number traffic conflict points; and that the streets and driveways on the site of the proposed development shall be adequate to serve the users of the proposed development;

Staff Comment: Staff feels that the design of the proposed development meets this criterion.

Ms. Cox agreed. Mr. Plant and Mr. Hussong disagreed. The Planning Commission **Disagreed** with the staff comment by a vote of 1-2.

- D. The proposed development shall not impose an undue burden on public services such as utilities, fire, school and police protection;

Staff Comment: Staff feels that the proposed development complies with this review criterion.

The Planning Commission agreed with the staff comment by a vote of 3-0.

- E. The proposed development contains such proposed covenants, easements and other provisions relating to the proposed development standards as reasonably may be required for the public health, safety and welfare;

Staff Comment: Staff feels that the proposed development complies with this review criterion.

The Planning Commission agreed with the staff comment by a vote of 3-0.

- F. The proposed development shall include adequate open space, landscaping, screening and other improvements;

Staff Comment: Staff feels that the proposed development complies with this review criterion.

The Planning Commission agreed with the staff comment by a vote of 3-0.

- G. The location and arrangement of signs, structures, parking and loading areas, material/waste storage, walks, lighting and related facilities shall be compatible with existing and future uses both within and adjoining the proposed development;

Staff Comment: Staff feels that the proposed development complies with this review criterion. A minimum 30-inch landscaped buffer, using mulch or live plantings, shall be maintained around the base of the sign on all sides.

The Planning Commission agreed with the staff comment by a vote of 3-0.

- H. The proposed development shall preserve natural features such as watercourses, trees and rock outcrops, to the degree possible, so that they can enhance the overall design of the PUD;

Staff Comment: Noting the areas designated as open space and the addition of the wildflower prairie area, particularly to the west, Staff feels that the proposed development complies with this review criterion.

The Planning Commission agreed with the staff comment by a vote of 3-0.

- I. The proposed development is designed to take advantage of the existing land contours in order to provide satisfactory road gradients and suitable building lots and to facilitate the provision of proposed services;

Staff Comment: Staff feels that the proposed development complies with this review criterion.

The Planning Commission agreed with the staff comment by a vote of 3-0.

- J. The proposed development shall not create excessive additional requirements for public facilities and services at public cost;

Staff Comment: Staff feels that the proposed development complies with this review criterion.

Mr. Hussong asked for clarification about how this criterion is defined. Mr. Hammes replied that this criterion was intended to refer to public infrastructure that might be required to make the development viable. He gave an example where a proposed development might be designed to require a lift station and other sanitary sewer upgrades, at significant public cost, when there are alternative designs or options that would not incur that cost.

The Planning Commission agreed with the staff comment by a vote of 3-0.

- K. The proposed development shall not involve uses, activities, layout and building designs that are detrimental to the use of both the proposed facilities and/or nearby properties by reason of excessive traffic, noise or vibration, storm water flooding, air or water emissions, objectionable glare or lack of proper regard for privacy;

Staff Comment: Noting that the only proposed uses are residential in character or passive open space uses, Staff feels that the proposed development complies with this review criterion.

Ms. Cox and Mr. Plant agreed with the staff comment. Mr. Hussong disagreed. The Planning Commission agreed with the staff comment by a vote of 2-1.

Mr. Hussong noted for the record that his objection was purely due to traffic concerns.

- L. The proposed development has buildings designed with sufficient architectural variety and exterior surface complexity but including elements which serve to visually unify the development;

Staff Comment: Given the variety of home designs and their thematic similarities, Staff feels that the proposed development complies with this review criterion.

The Planning Commission agreed with the staff comment by a vote of 3-0.

M. The proposed development has minimized the size of paved areas or provided adequate visual relief through the use of landscaped islands while providing adequate parking.

Staff Comment: As no standalone parking lots or vehicular use areas are proposed, Staff feels that this review criterion does not apply.

The Planning Commission agreed with the staff comment by a vote of 3-0.

Recommendation

Ms. Cox noted that Staff recommended approval of the proposed PUD and Preliminary Plan. She commented that there had been disagreement on the criterion relating to traffic concerns, and wanted to ensure that those concerns made it into the record.

Mr. Plant made a motion to recommend approval of the proposed Planned Unit Development and Preliminary Plan. Mr. Hussong seconded the motion.

Mr. Hussong commented that his daughter lives in Huber Heights, where she sometimes has difficulty moving about within the city. He added that he currently lives on Inverness, and used to be able to easily get where he wanted to go. Being part of a growing city means that it becomes harder to get around. He understands that, and hopes that the City Council does as well as they look for ways to minimize traffic issues.

Hearing no further comments, Ms. Cox called for the vote. The motion carried by a vote of 3-0, and the Planning Commission recommended **approval** of the proposed Planned Unit Development district and Preliminary Plan for the Copperfield Towns project.

Ms. Cox noted that the recommendations of the Commission would next be reviewed at the Council Study Session on Tuesday, September 2, 2025.

**New Business – PC 25-0012 – Planned Unit Development Major Amendment
55 Foley Drive – Beau Townsend Lincoln**

Mr. Hammes introduced Case PC 25-0012. Sean Olson, of Vancon General Contractors, and on behalf of Beau Townsend Lincoln, requests a Major Amendment to an existing Planned Unit Development and approval of a revised PUD Final Plan. The request involves one parcel totaling 1.682 acres +/-, located at 55 Foley Drive in the City of Vandalia.

Mr. Hammes explained that the Beau Townsend group operates a collision repair center at 55 Foley Drive in a PUD. They wish to convert the building to a Lincoln dealership, which would require structural alterations and a change of use for the site. These changes are considered Major Amendments to the existing PUD, requiring Council approval.

Mr. Hammes noted that the current Final Plan had been approved in 2012, and would also be amended by this application.

Mr. Hammes explained that the current PUD was created as an overlay. For the most part, the standards of the HB – Highway Business govern the site and its use. The application requests that “Auto Sales and Leasing” be added to the PUD as a permitted use.

Mr. Hammes reviewed the proposed structural alterations to the building. A showroom would be installed at the west end of the building, facing Interstate 75.

Mr. Hammes referenced the photometric plan in the application, which shows that the lighting for the parking area would be designed to prevent light bleeding onto adjacent properties. The applicant also provided schematics of the specific light fixtures proposed.

Mr. Hammes pointed out that no new structures were proposed as part of this application. The existing building would be renovated, but no expansion or demolition is proposed.

Mr. Hammes referenced the proposed signage for the site. A tall freestanding sign along the highway would remain. That sign is permitted as part of the Interstate and Highway Sign Overlay. The existing monument sign along Foley would be replaced. A selection of sign designs was provided by the applicant, and all signs would need to meet the standards of the code before a permit could be issued.

Mr. Hammes reported that the proposed project would be completed in the fourth quarter of 2026.

Mr. Hammes pointed out that the landscape buffer to the north, between this site and the adjacent residential area, would need to be maintained.

In summary, Mr. Hammes noted that the changes do qualify as Major Amendments, but that the overall impact to the surrounding properties would be minimal.

Hearing no questions, Ms. Cox invited the applicant to address the Commission.

Mr. Sean Olson, of Vancon General Contractors, addressed the Commission. He emphasized that the owners were intent on keeping the Lincoln dealership in Vandalia, and that the building would be greatly improved by the proposed upgrades. He added that Lincoln required the building to be complete by October 2026.

In response to a question from Ms. Cox, Mr. Olson confirmed that there would be no expansion or demolition to the building.

Mr. Hussong asked if additional parking across Foley would be used for overflow parking of cars or customers.

Mr. Jamie Spencer, of Beau Townsend Ford, replied that there would be no need for overflow parking. He expected that the Lincoln dealership would sell 50-75 units. The business would have a smaller footprint than the existing dealerships on National Road.

Mr. Spencer discussed complaints about his existing dealerships. Those complaints typically focus on paging and lighting. Existing landscaping would be removed and replaced. The exterior of the building would be replaced and greatly improved.

Mr. Hussong asked about delivery of new vehicles. Mr. Spencer replied that new vehicles would continue to be delivered on National Road at other facilities.

Mr. Hussong asked if there would be related changes to operations along National Road. Mr. Spencer replied that they would still operate three service operations along National Road.

Mr. Spencer discussed upgrades to the screening along the north side of the road.

Referring to overhead paging, Mr. Spencer noted that the more limited hours of this sales facility, combined with a smaller building, means that there would be no need for overhead paging.

Mr. Larry Taylor, of Beau Townsend Ford, added that the plan was to spend in excess of \$3,000,000 renovating this building for Lincoln. He noted that Lincoln is a luxury brand and that the building would be state-of-the-art.

Mr. Taylor emphasized that his company had been a good business partner with the City over the past 50 years, and working with (and staying in) Vandalia had been a priority.

Mr. Hussong asked about the fencing along the north side of the property. Mr. Spencer confirmed that the fence would also be replaced. He added that there may be a future expansion of the parking lot to the south, which would help with the arrangement of fire lanes and traffic on the property. The goal would be to shift the footprint of the parking lot away from the residential area.

Hearing no further questions, Ms. Cox opened the public portion of the meeting.

Public Comments

Mr. Matthew Morgan, of 101 Westhafer Road, addressed the Commission. He asked about the details of the fence removal along the back of his property. He also asked about the transition and whether there would be an impact to the neighboring properties. He noted that there are utility

lines along the property line that could be impacted.

Mr. Spencer replied that the screening and fencing would be replaced, and that they would work with residents to ensure that what goes in would be much nicer than what is removed.

With regard to the impact on utilities, Mr. Olson added that the project would rely on “surgical precision” to limit any potential impact on neighboring properties.

Hearing no further comments, Ms. Cox closed the public portion of the meeting.

PUD Major Amendment Review Criteria

In the case of Major Amendments to a Planned Unit Development, the proposed amendments must meet either the preliminary or final plan criteria, as appropriate. In this case, the final plan criteria will apply to both the proposed amendment and the revised final plan.

Prior to Planning Commission recommending in favor of or City Council approving a final development plan for a planned unit development each body shall find that:

- A. The final development plan conforms to and is consistent with the approved preliminary plan;

Staff Comment: Staff feels that the proposed amendments to the Planned Unit Development District and Final Plan are consistent with the approved preliminary plan.

The Planning Commission agreed with the staff comment by a vote of 3-0.

- B. The final development plan complies with any and all conditions that may have been imposed in the approval of the preliminary plan;

Staff Comment: Staff feels that all relevant conditions imposed upon this development have been met, or that such conditions have expired.

Mr. Hammes noted that an amendment to the PUD had been approved in 2017 to allow for an additional structure, but the structure was never built and the approval lapsed. Any conditions related to that structure would also have lapsed.

The Planning Commission agreed with the staff comment by a vote of 3-0.

Review Criteria (cont'd)

- C. The final development plan complies with the requirements of Section 1214.08 and Chapter 1222 – Planned Unit Developments.

Staff Comment: Staff feels that the proposed final development plan, as amended, complies with the relevant provisions of the Zoning Code.

The Planning Commission agreed with the staff comment by a vote of 3-0.

Recommendation

Ms. Cox noted that Staff recommended approval of the proposed Major Amendment to the Foley and National Road Planned Unit Development as applied to this parcel only.

Mr. Hussong made a motion to recommend approval. Mr. Plant seconded the motion. By a vote of 3-0, the Planning Commission recommended **approval** of the proposed Major Amendment to the Foley and National Road Planned Unit Development.

Ms. Cox noted that the recommendation would be sent to the September 2nd Study Session for Council review.

Communications

Mr. Hammes noted that the September 2nd Study Session would be on a Tuesday due to the Labor Day holiday.

Mr. Hammes reported that staff was working to fill the current vacancy.

Adjournment

Ms. Cox asked for a motion to adjourn. Mr. Hussong made the motion. Mr. Plant seconded the motion. The vote passed 3-0.

Ms. Cox adjourned the meeting at 7:35 p.m.

Chairperson

DEPARTMENTAL CORRESPONDENCE

TO: Civil Service Commission and Appeal Board
FROM: Leann Hanf, Human Resources Manager
DATE: July 24th, 2025



MEETING MINUTES

ATTENDEES

Commissioner Harry G. Beyoglides, Jr. Chair; Commissioner James Carman; Human Resources Manager Leann Hanf

CALL TO ORDER

Commissioner Beyoglides called the meeting to order at 4:50p.m. on July 24th, 2025. The meeting was open to the public and was held in the Admin Large Conference Room at the City of Vandalia Municipal Building at 333 James Bohanan Memorial Drive.

APPROVAL OF MINUTES

Mrs. Hanf provided the draft May 20th, 2025 meeting minutes for the Commission's review. Commissioner Beyoglides called for review and comments on the minutes. There were none. Commissioner Carman made a motion to approve the minutes as written, Commissioner Beyoglides seconded the motion. Motion passed 2-0.

APPROVAL OF THE AGENDA

The agenda was approved by general consent.

OLD BUSINESS

None.

NEW BUSINESS

I. Approval/Cancellation/Extension of Eligibility Lists

Approval of Police Sergeant Eligibility List :

Mrs. Hanf presented an eligibility list for the competitive recruitment for the classification of Police Sergeant for approval by the Civil Service Commission and Appeal Board. Mr. Carman moved to approve the list as presented for a period of one year from today. Mr. Beyoglides provided a second. Motion passed unanimously, 2-0.

II. Approval of Civil Service and Appeal Board Rules:

Mrs. Hanf presented the Civil Service and Appeal Board Rules which had been compiled on behalf of the Board. Mr. Carman moved to approve the rules as presented. Mr. Beyoglides provided a second. Motion passed unanimously, 2-0.

GENERAL DISCUSSION

Mrs. Hanf discussed that the City was close to making a determination on the next Parks and Recreation Director.

ADJOURNMENT

It was moved by Commissioner Carman to adjourn, which was seconded by Commissioner Beyoglides. Motion carried, 2-0.

The meeting was adjourned at 4:55 p.m.



Harry G. Beyoglides, Jr., Civil Service Commission Chairman



Date

CC:

Kurt E. Althouse, City Manager

Rob Cron, Assistant City Manager

Department Heads

Bill Listing Report

Payment Date Range: 08/01/2025 - 08/31/2025



Vendor Name	Vendor Number	Payable Description	Total Payments
A & A SAFETY INC	02248	2025 Pavement Markings	7,283.84
A BROWN & SONS NURSERY INC	00933	Tree Planting	1,242.00
ACUSHNET COMPANY	06751	Merchandise for Pro Shop/Ben	700.18
ADVANCED TURF SOLUTIONS INC	04383	Fungicide/Marty	8,452.90
AGILE NETWORKS	06613	MARCS radio VPN fees	1,240.00
AIR COMMERCE	02515	Station 3 Storage Facility Rental	2,589.40
AIR HANDLING EQUIPMENT INC	07666	Valve/Gasket Replacement	534.81
ALLEN LAY	06979	Kona Ice for Senior Golf Social/Josh	350.00
AMAZON CAPITAL SERVICES	04538	TV, Mount & Cable-Training Room Muni Bldg	5,126.38
ANYPROMO INC	06772	Snack Bar Coolers/Ben	285.91
APCO INTERNATIONAL INC	00603	PSS Dyke EMD Recertification	35.00
Arrowhead Reptile Rescue	04697	Summer CampREC Presentation/Sara	350.00
AT&T MOBILITY	05444	First Net Phones and HotSpots	476.71
Atlantic Emergency Solutions Inc	03530	Scott Pack Tech Class	800.00
AUTO ZONE	06412	Misc. Vehicle Maintenance	22.34
AXON ENTERPRISE, INC.	04884	Taser X26P	4,056.40
BADGER METER INC	05583	Meters and Software	10,858.45
BALDWIN & SOURS INC	00067	GREEN LIGHTS	360.00
BATTERIES PLUS	05121	TK 19 BATTERIES	366.19
BEAU TOWNSEND FORD INC	00616	Replace tire (nail) & balance	300.75
Berry Joseph	00691	Haitian-Creole interpreting services	526.00
BEST EQUIPMENT CO. INC	03577	LEAF VAC INJECTORS	2,079.07
BOBCAT OF DAYTON	04678	GRINDING TEETH FOR MILL HEAD	732.00
BONBRIGHT DISTRIBUTORS	07416	DRINKS - GOLF COURSE	1,053.88
BOOST ENGAGEMENT LLC	00246	Employee Awards	275.00
BOWLING GREEN STATE UNIVERSITY	02266	Fire Admin Conference - Jacobs	199.00
BRADLEY PAYNE LLC	06893	Bond Issuance Costs	865.00
BREATHING AIR SYSTEMS	01095	SCBA Compressor PM	55.23
BROOKVILLE HEATING & AIR	07669	NEW A/C UNIT AT PW FACILITY	4,070.00
BUTLER TOWNSHIP	05706	Monthly Collections/Settlement	13,179.79
BUTLER TOWNSHIP	06202	Monthly Collections/Settlement	42,568.89
CANON FINANCIAL SERVICES	02846	Printers/Faxes/Copiers usage charges	108.27
CAPITAL ELECTRIC LINE BUILDERS	00668	Utility Pole Maintenance	54,982.51
Capital Tire Inc	00589	Cruiser Tires	125.00
CCA DIVISION OF TAXATION	06031	Courtesy Withholding	71.25
CCA DIVISION OF TAXATION	06032	COURTESY WITHHOLDING	107.91
CCP DIRECT	07456	DISPOSABLE GLOVES	233.00
CERTIFIED LABORATORIES	05238	HYDRAULIC OIL	1,302.45
CHOICE ONE ENGINEERING CORP	03627	Plan Review	660.00
CIA Medical	00048	BP Cuff Kit	181.21
CINCINNATI BELL	01796	2025 Phone Service	1,055.11
CINCINNATI BELL ANY DISTANCE	05803	800 & Long Distance Service	81.89
CINCINNATI ZOO	01562	Summer CampREC Field Trip/Sara	284.00
CINCY COMPANY	07670	Print Ad in Culture Works 2025	2,595.00
CINTAS CORPORATION	01535	UNIFORM RENTAL	1,817.83
CITY OF BROOKVILLE	04601	Collections/ Settlement - August 2025	299,586.74
CITY OF DAYTON	01368	COURTESY WITHHOLDING	194.96
CITY OF HUBER HEIGHTS	07304	COURTESY WITHHOLDING	194.70
CITY OF KETTERING	02367	COURTESY WITHHOLDING	82.17
City of Tipp City	02636	Summer CampREC Field Trip/Sara	382.00
CITY OF TROTWOOD INCOME TAX	02137	Courtesy Withholding	105.30
CITY OF TROY	05512	Water Samples	210.00
CITY OF VANDALIA	02724	Child Support Fee	33,958.22
CITY OF VANDALIA TAX DEPT	05277	CITY INCOME TAX	33,830.68
Clear Choice Headsets & Technology LLC	04303	Headset Adapters	1,471.38

Vendor Name	Vendor Number	Payable Description	Total Payments
CLEMANS NELSON & ASSOCIATES	03093	2-Training Webinars - L.Hanf	170.00
Club Caddie	07380	Computer POS System/Ben	330.75
CLUB CAR CONNECT	02451	Golf Cart GPS Rental	4,028.00
COMMERCIAL IRRIGATION INC	07544	Golf Course Irrigation System Project	138,897.70
Communications Counsel Inc	02708	Monthly Subscription	15.00
COMMUNITY BUS SERVICES INC	06639	Summer CampREC Bus Services/Sara	3,770.40
Companion Life Insurance	07314	Companion Life	352.38
CONTRACTORS SUPPLY OF DAYTON	05887	HYDRAULIC CEMENT	84.00
CORE & MAIN LP	00621	PARTS FOR HYDRANT ON LA TOURRETTE	641.76
COSI	06448	Summer CampREC Field Trip/Sara	735.00
CULLIGAN-DAYTON-FAIRBORN OH	05485	2025 WATER SERVICE	53.45
DAILY COURT REPORTER	00126	Ad for Robinette Park Bid	341.68
DAYTON AREA CHAMBER	00894	2025 Dayton Regional Impact Ohio CM &	113.00
DAYTON DOOR SALES	00143	Parks Garage - Garage Door Inspections and	2,092.00
Dayton History	00180	Summer CampREC Field Trip Carillon	368.00
DAYTON POWER & LIGHT COMPANY	00153	2025 Electric Service	17,610.04
DAYTON SOCIETY OF NATURAL HIST	04560	Summer CampREC Presentation/Sara	400.00
DEX MEDIA	04125	2024 Ad Directory - Golf Course	556.13
DH PRODUCTIONS	05306	Video Services - Focus Vandalia	1,375.00
DISPLAY SALES CO	02101	FLAG POLES AND HARDWARE	345.00
DOLLAR TREE DIRECT	02542	Program Supplies/Sara	71.25
EBMC	00418	Lincoln Financial	528.60
ELECTRONIC FEDERAL TAX PAYMENT	05243	Income Tax Withholding	199,020.72
ELIZABETH GALLAGHER	09007	BLOCK PARTY TRAILER DEPOSIT REFUND	50.00
ENERGY OPTIMIZERS USA LLC	06923	Climbing Wall Light Replacements/Rudy	792.00
Energy Systems Group LLC	00042	VRC Aerco Boiler Project	47,470.39
ENGLEFIELD OIL COMPANY	00392	SpillDry	476.45
ERIK BLAINE	06117	2025 Prosecutor Charges	2,800.00
ERNST CONCRETE	00194	CONCRETE ELVA SINK HOLE	842.00
ESTEP FAMILY PROPERTIES LLC	07436	HARDFILL DISPOSAL	305.00
FACEBOOK INC	06529	Facebook Event Boosts/Aaron	42.57
Fallsway Equipment Co	02563	Handle Assembly	217.73
FEDEX	04228	Mailings	83.13
FERGUSON ENTERPRISES INC	01716	Supplies	199.67
FERGUSON WATERWORKS	06130	HYDRANT EXTENSION AND VALVE BOX	1,864.82
Fidelity Security Life Insurance Company	02086	Admin Fees - Eye Med	1,505.36
ForeverLawn of Ohio, Inc	07362	VRC Outdoor Area Turf/Alicia	18,626.59
FOUR INFINITY INK & THREADS	04144	Summer Adult Softball Awards/Maecie	369.00
FOX'S PIZZA DEN	05451	Employee Appreciation Pizza in the Park	439.12
FPD Inc	01532	Plan Review	330.00
Freedom Fun LLC	02402	Splashtacular Foam Party Services/Aaron	434.00
FRITZ, RUMER, COOKE CO., INC	05824	RR Inspection	250.00
FRONTPOINT SECURITY SOLUTIONS, LLC	07668	Alarm Monitoring/Rudy	465.00
GEAR FOR SPORTS	04422	Employee Uniforms/Ben	1,257.14
Geer Gas Corp	01035	Oxygen	319.64
GLICKLER FUNERAL HOME	05076	Indigent Services Bennie Jones	429.73
Global Test Supply LLC	02229	SENSIT Calibration gas	1,400.47
GODADDY.COM	06546	Website domain subscription renewal	66.57
GOLF MAX	05904	Pencils/Ben	487.75
GORDON FOOD SERVICE	05924	2025 Food/Supplies	1,585.25
GRAINGER	03234	Parts Supplies	140.70
Granite Telecommunications, LLC	03263	2025 Phone Service	577.78
Great Miami Outdoors LLC	03828	River Cleanup	390.00
GREEN VELVET SOD FARMS	02005	Supplies	716.08
HARBOR FREIGHT TOOLS	02684	Station tools/Supplies	89.97
HARRELL'S LLC	06263	Fertilizer and Chemicals/Marty	4,072.00
HAWKINS INC	07643	VRC Pool Supplies/Jerrod	285.00
HEETER PLUMBING, LLC	05333	Pool Heat Exchanger and Plumbing	8,630.00
HEIDELBERG OF DAYTON	00032	DRINKS - GOLF COURSE	1,537.86
HERITAGE CRYSTAL CLEAN, LLC	05008	OIL AND WATER SEPERATION	2,908.13
High Bridge Consulting LLC	04336	2025 Lobbying Sevices	2,000.00
HIGHFIELD DOOR SALES	06980	Bay Door Repair	500.00

Vendor Name	Vendor Number	Payable Description	Total Payments
HILTON HOTELS	04256	2025 Officer Dev Conf - Lodging	913.06
I SUPPLY COMPANY	00071	Custodial Supplies/Jack	1,480.37
ICC CDS, LLC	03144	Municipity Support Renewal	18,488.21
ICMA	00283	ICMA	240.00
ID Wholesaler	03166	Proximity Key Fobs	564.99
IGS ENERGY	02184	2025 Gas Service	14,358.80
INFINTech	07108	Merchant Bank Fees	4,303.38
INNOVATIVE SOFTWARE SERVICES	06926	Service and Support Contract	8,195.00
INTERSTATE BILLING SERVICE INC	06147	parts for apparatus repair	292.48
J SPIVEY PHOTOGRAPHY	05696	Headshots - New FT King/Sowers	78.00
JAKE HAYSLETT	06866	APWA DINNER	30.00
JAMES ASHBURN	02623	Enforce Mowing	2,500.00
JAQUA'S INC	01046	Inflatable Rentals for Events/Aaron	1,092.25
JB MULCH & PAVERS	06281	Mulch	960.00
JEFFREY S TYLER	05964	Plan Review	200.00
JEFF'S LAWN SERVICE LLC	06360	Property Clean-ups	4,954.00
JEREMY GAMES	07676	Boot Reimbursement Jeremy Games	199.96
Jerry Pate Turf & Irrigation	00090	Supplies/Marty	52.40
JF ACQUISITION, LLC	07602	VEEDER ROOT PAPER	126.32
JIM'S DONUT SHOP	06277	Donuts for Coffee Talk/Josh	31.20
John Dsuban Spring Service Inc	05363	Liquid Spring - M3	9,280.40
Jomeire Cabonce	07369	Boot Allowance	142.11
JOSEPH B BUSH JR, LMT	07672	Chair Massage Services/Josh	150.00
KATIE BLAUSER	02604	Eat Pretty Darling Programs/Sara	140.00
KE ROSE COMPANY LLC	05112	Car 2117-Whelen microphone extension kit	305.45
KOENIG EQUIPMENT INC	05351	Supplies	372.27
Kore Essentials Inc	00303	Walker belt	66.95
Kristin Bailey	00796	Summer CampREC Program/Sara	420.00
KROGER CO.	01123	Employee Appreciation Events 2025	261.14
LACAL EQUIPMENT INC	00526	LEAF VAC TUBE	1,589.18
LANDSCAPE STRUCTURES INC.	00546	Robinette Inclusive Playground Structure	96,836.00
LASER TECHNOLOGY INC	02052	Replacement Battery for Laser	45.00
LAW ENFORCEMENT FOUNDATION INC	00250	STEP (Krimm)	2,150.00
Legal Shield	07313	Legal Shield	18.95
LEPD FIREARMS & RANGE	00277	Gun holster, light, lock	267.99
LOWES	02381	Supplies	404.97
MARINA C CAMACHO	07644	Spanish interpreting services	172.40
MARTIN PAINTING & COATING CO.	07512	Natatorium Painting Project	19,312.00
MCAF, LLC	07663	IT Offices - Carpet Replacement	7,479.00
MCLEAN COMPANY	02812	REPLACEMENT PANEL FOR HOT BOX	321.83
MECHANICAL SERVICES AND DESIGN	03665	MB Exhaust Fan Work	7,554.25
MEDICAL MUTUAL	03964	2025 Dental Claims	5,132.23
MENARDS	04788	Fencing Material	2,570.62
METRONET LLC	03702	MetroNet Fiber Lease	2,069.90
MIAMI VALLEY INTERPRETERS LLC	06616	Swahili Interpreting Services	621.00
MIAMI VALLEY LIGHTING LLC	02771	2025 Street Lighting	13,327.65
MIDWEST CRISIS NEGOTIATORS	02679	Estopp-Midwest Crisis Negotiators	400.00
MID-WEST INSTRUMENT	07444	BACKFLOW CALIBRATION	97.96
MISCELLANEOUS VENDOR	09011	COSI - Parking	8.41
MJP TOOLS LLC	07646	15/16" SWIVEL SOCKET	90.00
Montgomery County Bd of	02346	Mobile Accessible Restroom-Events/Sara	154.28
MONTGOMERY COUNTY LAW LIBRARY	00147	2025 Law Library Distributions	2,361.43
MONTGOMERY COUNTY SANITARY	00333	Trash Debris Dump	183.61
Montgomery County TID	00074	SIB 2025 payment - US 40	14,626.20
MOTOROLA SOLUTIONS INC	00777	Portable Radios (x6)	36,294.19
MUFFLER BROTHERS	02076	Vehicle Maintenance - 2025	836.45
MuniChain	03762	Bond Issuance Costs	400.00
MYRON CORP	01248	Volunteer Calendars/Alicia	387.98
NAPA AUTO PARTS	00645	Supplies/Marty	740.77
NAVIA	02390	HSA Employee Contribution	23,503.95
NORTH DIXIE HARDWARE INC	01633	PARTS AND SUPPLIES	1,112.93
NORTHERN AREA WATER AUTHORITY	04471	2025 Water Service	135,538.00

Vendor Name	Vendor Number	Payable Description	Total Payments
NPELRA	02972	Women in Leadership Conference/Alicia	2,100.00
ODP BUSINESS SOLUTIONS LLC	02727	Office Supplies - CMO	989.14
OHIO ASSOC OF CHIEFS OF POLICE	00401	OACP - Sgts Promotion Assessment Center	5,900.00
OHIO CHILD SUPPORT	07306	PY Deduction Child Support	6,667.23
OHIO DEPT OF AGRICULTURE	00698	Pesticide License - Rudy, Bryan, Andrew	175.00
Ohio Newspapers	04961	Advertising	259.20
OHIO PARKS & RECREATION ASSOC	03312	OPRA Annual Membership/Alicia	1,295.00
OHIO PATROLMEN'S BENEVOLENT	07308	OPBA Union Dues	1,932.84
OHIO POLICE & FIRE PENSION	00455	OP&F POLICE	204,366.89
OHIO PUBLIC EMPLOYEES	00465	OPERS FULL TIME P1	254,462.79
OHIO PUBLIC EMPLOYEES DEFERRED	05045	OHIO DEFERRED COMPENSATION	50,199.50
OHIO PUBLIC RISK MANAGEMENT	07677	OPRIMA Conference - L. Hanf	100.00
OHIO SCHOOL DISTRICT TAX	01944	School District Tax	5,175.72
OHIO STATE UNIVERSITY	02488	Rudy Pesticide Recertification Courses	90.00
OHM ADVISORS	07162	Robinette Design - Phase II	13,375.00
OMAC	01761	Bond Issuance Costs	216.25
Oxiline LLC	03474	Pulse 9S Pro	69.00
P&R COMMUNICATIONS SERVICE INC	00863	P&R Radio Maintenance Contract	2,522.20
PACE ANALYTICAL SERVICES INC	00057	WASTEWATER SAMPLE SERVICES	5,742.00
PDQ INTERMEDIATE INC	07431	PDQ ANNUAL RENEWAL	1,650.00
PEOPLEFACTS LLC	06275	Candidate Background/Credit Checka	43.66
PEPSI COLA	00438	Beverages - Golf Course	409.98
PERRY PROTECH INC	06738	Kip Machine Monthly Usage	86.96
Petty Cash - City Manager's Office	03411	PETTY CASH REIMBURSEMENT AUG 2025	158.19
PHOENIX SAFETY OUTFITTERS	01125	PPE	8,264.88
PICKREL BROS INC	00447	Supplies/Jared	34.32
PICKREL SCHAEFFER & EBELING	05148	Legal Fees	12,028.80
PIONEER MANUFACTURING CO	01706	Supplies for Field Stripes	1,083.11
PITNEY BOWES	01280	Postage Meter Lease	266.52
PIZZA HUT	03535	Employee Appreciation Pizza in the Park	239.72
PLATTENBURG & ASSOCIATES, INC	05490	Audit Services	2,252.00
POWELL COMPANY INC	00380	Battery Vacuum/Mark	517.60
Power Equipment Solutions LLC	07385	Supplies	203.61
PRADCO	00193	Parks & Rec Director Assessments	9,300.00
Precision Fire Alarm Design LLC	03392	Plan Review	160.00
PREMIER HEALTH	02333	EmployeeCare Services	1,059.80
PRI MANAGEMENT GROUP	06255	Stokey - NIBRS Training	279.00
Professional Counseling Service of Oho	00223	Wellness Checks through July 2025	4,125.00
PROFORMA	00440	Daybreak Shirts	680.22
Propio LS LLC	01120	July usage fee	4.90
R & R PRODUCTS INC	01446	Supplies/Marty	2,556.23
RD HOLDER OIL CO INC	04583	5000 GALLONS GAS	13,844.20
REGIONAL INCOME TAX AGENCY	05194	COURTESY WITHHOLDING	80.42
RETAIL CONSULTING NETWORK	07664	Solar Shades and Installation for Ricky's/Jack	1,234.38
ROBERT CHANDLER	06885	Zumba Instructor Services/Josh	440.00
Roy David Klotz	01211	Helmet Tet's	32.60
ROZZI INC	02011	July 3 Fireworks/Steve	24,800.00
RUMPKE INC	00737	Refuse Collection	121,461.96
RURAL KING	06066	Supplies	17.48
SAMS CLUB DIRECT	01632	Food/Supplies	3,393.90
SANDY'S AUTO & TRUCK SERVICE	00451	Towing	221.00
Schill Landscaping and Lawn Care Services	03700	Right of Way Mowing	9,013.00
SCHLEGEL CREATIVE	04292	Fall 2025 My Vandalia Printing & Mailing	10,717.71
SERB	04305	SPBR Conference 2025 - HR L. Hanf	200.00
SHERWIN WILLIAMS CO	02898	Supplies/Rudy	240.56
SHI INTERNATIONAL CORP	06702	BWC dock, charging strn, harness, cables	332.14
SMARTBILL	06325	2025 Utility Bills Service Fees	7,373.35
Sofia G Marquez	03819	spanish interpreting services	80.00
SOUTH COMMUNITY	01025	CIT	4,148.33
Spectrum	05271	2025 Cable/Internet	203.86
SQUIRE PATTON BOGGS LLP	00649	Bond Issuance Costs	8,500.00
Stacey L Johnson	01014	Summer CampREC Goat Interaction/Sara	200.00

Vendor Name	Vendor Number	Payable Description	Total Payments
STAMPS.COM	05841	Stamps.com balance	320.99
STANDARD INSURANCE COMPANY	04474	2025 Insurance Premiums	3,173.47
STAPLES BUSINESS ADVANTAGE	04461	printer/fax paper	1,974.50
STATE OF OHIO TAX	00562	Withholding	36,474.58
Sun Life Assurance Company	00011	Voluntary Critical Illness	2,894.31
SUNRISE COOPERATIVE INC	05700	Fuel	2,866.26
SUPERIOR UNIFORM SALES, INC	00130	Uniforms	494.65
SWIM SAFE POOL MANAGEMENT	02118	CHP Aquatic Services/Alicia	66,199.33
Taylor's Tins LLC	01797	Accountability	90.00
TCSU	02824	Advancing Marksmanship Fundamentals	100.00
TEAM EJP HUBER HEIGHTS OH	02842	REPLACEMENT STEM FOR HYDRANT	1,555.79
TEAMSTERS LOCAL 957	07311	TEAMSTERS Union Dues	861.00
THOMSON REUTERS - WEST	01034	CLEAR monthly online/software subscription	270.11
TIPP STONE INC	00611	HARDFILL/GRAVEL	305.00
Tire Discounters Inc	01600	Truck 46 Tire Repair	321.64
TREASURER OF STATE	00348	2025 Sales Tax	4,231.18
TREASURER STATE OF OHIO	01281	Boiler Inspection/Rudy	136.50
TREASURER, STATE OF OHIO	00171	Aerial Ops Class	100.00
TREASURER, STATE OF OHIO/BBS	01940	BBS Fees	1,081.18
TRI-CITIES NR WW AUTHORITY	02568	2025 WWT Services	105,435.00
TROY JUNIOR BASEBALL	04485	E-Teener Fees and Baseballs/Maecie	830.00
TYLER TECHNOLOGIES INC	07116	Software Support Incode & Executime	4,426.33
Ultimate Shine Opco LLC	01214	Car Washes	988.68
UNITED HEALTHCARE	01134	2025 Funding	275,856.25
UNITED STATES POSTAL SERVICE	01202	Postage	10,000.00
Universal Background Screening	04700	Candidate Background Checks	243.52
UPS STORE	05957	Senior Center Newsletters/Alicia	759.14
US BANK	01654	Various Purpose Bond Anticipation Notes	1,105,091.16
US BANK EQUIPMENT FINANCE	05523	2025 Copier Lease	1,891.68
US POSTAL SERVICE	00636	SHIPPING TO MID WEST INSTRUMENTS	34.02
VALLEY ASPHALT CORP	00641	ASPHALT	2,372.48
Van Atta Engineering	03882	Plan Review	608.00
VANDALIA BUTLER HIGH SCHOOL	05820	Honor Society Calendar Delivery 2024	2,000.00
VANDALIA TOURNEY UMPIRES	06421	Adult Softball Umpires/Maecie	3,440.00
Vandalia-Butler Boosters	01650	2024-25 Full page ad for Butler High School	700.00
VECTREN ENERGY DELIVERY	04326	2025 Gas Service	2,205.68
VERIZON WIRELESS	01962	2025 Cell Phone Service	3,625.05
VERMONT SYSTEMS INC	03822	BANK FEES	2,194.73
WAGONER POWER EQUIPMENT	01226	Parts	280.33
WAL-MART STORES INC	03394	Program Supplies/Sara	180.52
WDC Group LLC	00035	Design & Const Management Public Works	142,050.71
WEST CARROLLTON CITY INCOME TAX	06574	Courtesy Withholding	62.19
WILLIAM J MAXWELL JR	06144	Summer CampREC Dr. Insecta	475.00
YOUNG'S JERSEY DAIRY INC	07246	Summer CampREC Field Trip/Sara	1,039.50
Zero9 Holsters	03792	Flashlight holder for 225	68.90
ZW USA INC	05844	Mutt Mitts and Dispensers	467.93
Grand Total:			4,066,675.77



Purchases Over \$25,000 Report

Payment Date Range: 08/01/2025 - 08/31/2025

Vendor Name	Vendor Number	Payable Description	Total Payments
BUTLER TOWNSHIP	06202	Monthly Collections/Settlement	42,568.89
CAPITAL ELECTRIC LINE BUILDERS	00668	Utility Pole Maintenance	54,982.51
CITY OF BROOKVILLE	04601	Collections/ Settlement - August 2025	299,586.74
CITY OF VANDALIA	02724	Child Support Fee	33,958.22
CITY OF VANDALIA TAX DEPT	05277	CITY INCOME TAX	33,830.68
COMMERCIAL IRRIGATION INC	07544	Golf Course Irrigation System Project	138,897.70
ELECTRONIC FEDERAL TAX PAYMENT	05243	Income Tax Withholding	199,020.72
Energy Systems Group LLC	00042	VRC Aerco Boiler Project	47,470.39
LANDSCAPE STRUCTURES INC.	00546	Robinette Inclusive Playground Structure	96,836.00
MOTOROLA SOLUTIONS INC	00777	Portable Radios (x6)	36,294.19
NORTHERN AREA WATER AUTHORITY	04471	2025 Water Service	135,538.00
OHIO POLICE & FIRE PENSION	00455	OP&F POLICE	204,366.89
OHIO PUBLIC EMPLOYEES	00465	OPERS FULL TIME P1	254,462.79
OHIO PUBLIC EMPLOYEES DEFERRED	05045	OHIO DEFERRED COMPENSATION	50,199.50
RUMPKE INC	00737	Refuse Collection	121,461.96
STATE OF OHIO TAX	00562	Withholding	36,474.58
SWIM SAFE POOL MANAGEMENT	02118	CHP Aquatic Services/Alicia	66,199.33
TRI-CITIES NR WW AUTHORITY	02568	2025 WWT Services	105,435.00
UNITED HEALTHCARE	01134	2025 Funding	275,856.25
US BANK	01654	Various Purpose Bond Anticipation Notes	1,105,091.16
WDC Group LLC	00035	Design & Const Management Public Works	142,050.71
		Grand Total:	3,480,582.21



VISA

MAIL

AUG 21 2025

City of Vandalia

PNC BANK
PO BOX 828702
PHILADELPHIA PA 19182-8702



PNC Bank N.A.
P.O. Box 828702
Philadelphia, PA 19182-8702

ACCOUNT NUMBER	XXXX XX03 3300 0001
PAYMENT DUE DATE	08-19-25
AMOUNT DUE	\$21,102.04
CURRENT BALANCE	\$21,102.04

AMOUNT
ENCLOSED \$



CITY OF VANDALIA
CORPORATE ACCOUNT
ATTN BRIDGETTE LEITNER
333 JAMES BOHANAN DR # 3
VANDALIA OH 45377-2319

**T0000067

7740448070403330000019002110204100211020415

Please tear payment coupon at perforation.

STATEMENT MESSAGES

CORPORATE ACCOUNT SUMMARY

CORPORATE ACCOUNT NUMBER

XXXXXX0333000001

CLOSING DATE	08-12-25
PAYMENT DUE DATE	08-19-25
CREDIT LIMIT	450,000
AVAILABLE CREDIT	428,898

PREVIOUS BALANCE	26,128.52
PURCHASES AND OTHER CHARGES	21,153.96
CASH ADVANCES	.00
CREDITS	51.92
PAYMENTS	26,128.52-

CUSTOMER SERVICE AND LOST CARD REPORTING
Inside U.S. 1-800-685-4039
Outside U.S. 1-706-644-3224

LATE PAYMENT CHARGES	.00
CASH ADVANCE FEE	.00
FINANCE CHARGES	.00

SEND BILLING INQUIRIES TO:

PNC BANK
PO BOX 828702
PHILADELPHIA PA 19182-8702

NEW BALANCE	21,102.04
TOTAL PAYMENT DUE	21,102.04
DISPUTED AMOUNT	.00



19401RAO - 000359 - 0002 - 0007 - 2

ACCT. NUMBER: XXXX XX03 3300 0001

CREDIT LIMIT	450,000.00	CASH ADVANCE BALANCE	.00
CURRENT BALANCE	21,102.04	MINIMUM PAYMENT DUE	21,102.04
AVAILABLE CREDIT	428,897.96	PAYMENT DUE DATE	08-19-25

CORPORATE ACCOUNT ACTIVITYCITY OF VANDALIA
XXXX-XX03-3300-0001TOTAL CORPORATE ACTIVITY
\$26,128.52 CR

Post Date	Trans Date	Reference Number	Transaction Description	Amount
07-21	07-21		AUTO PAYMENT DEDUCTION	26,128.52 CR

INDIVIDUAL CARDHOLDER ACTIVITYKRISTEN M CARNES
XXXX-XX03-3300-0084

CREDITS \$0.00 PURCHASES \$814.98 CASH ADV \$0.00 TOTAL ACTIVITY \$814.98

Post Date	Trans Date	Reference Number	Transaction Description	Amount
07-17	07-18	24692165197104981939426	AMAZON MKTPL*U2CX10H3 AMZN.COM/BILL WA	16.00
07-18	07-17	24116415198712495832689	LEVATA* 800-998-3581 IL	564.99
08-08	08-08	24011348218100047172194	AMAZON RETA* EVIGW6T43 WWW.AMAZON.CO WA	33.98

MARTY C SZTUM
XXXX-XX03-3300-0175

CREDITS \$0.00 PURCHASES \$35.00 CASH ADV \$0.00 TOTAL ACTIVITY \$35.00

Post Date	Trans Date	Reference Number	Transaction Description	Amount
08-04	07-31	24445005213300792161043	ODA PESTICIDE & FERT 513-555-1234 OH	35.00

JERROD M HILL
XXXX-XX03-3300-0191

CREDITS \$0.00 PURCHASES \$442.94 CASH ADV \$0.00 TOTAL ACTIVITY \$442.94

Post Date	Trans Date	Reference Number	Transaction Description	Amount
07-18	07-18	2469235198900019208119	NORTH DIXIE HARDWARE DAYTON OH	17.98
07-18	07-17	24692165198106275618875	LOWES #00781* HUBER HEIGHTS OH	65.89
07-30	07-28	24692165210107088480032	LOWES #00781* HUBER HEIGHTS OH	76.42
08-01	07-30	2469235212900010620041	NORTH DIXIE HARDWARE DAYTON OH	103.85
08-05	08-04	24793385218003741505093	SHERWIN-WILLIAMS701218 HUBER HTS OH	130.29
08-07	08-05	2469235218900011226040	NORTH DIXIE HARDWARE DAYTON OH	8.99
08-11	08-08	2469235222900011528704	NORTH DIXIE HARDWARE DAYTON OH	39.52

DARREN DAVEY
XXXX-XX03-3300-0415

CREDITS \$0.00 PURCHASES \$2,399.36 CASH ADV \$0.00 TOTAL ACTIVITY \$2,399.36

Post Date	Trans Date	Reference Number	Transaction Description	Amount
07-15	07-14	24692165195103524386555	AMAZON MKTPL*NR8HD20D1 AMZN.COM/BILL WA	47.25
07-16	07-16	24011345197100034387164	AMAZON MARK* 811B7083 AMAZON.COM/MA WA	27.99
07-16	07-16	24011345197100039239006	AMAZON MARK* 100XD0153 AMAZON.COM/MA WA	56.88
07-16	07-16	24011345197100059745601	AMAZON MARK* 3P2IV0BN3 AMAZON.COM/MA WA	76.98
07-23	07-22	24011345203100087569490	AMAZON MARK* E817Q4FW3 AMAZON.COM/MA WA	82.00
07-23	07-23	24011345204100042930807	AMAZON MARK* IQ2NG72X3 AMAZON.COM/MA WA	123.50
07-29	07-28	24900415209234887987320	DNH*GODADDY#3834725882 480-5058855 AZ	88.57
07-30	07-28	24011345210100080821790	AMAZON MARK* H9402EG3 AMAZON.COM/MA WA	247.00
08-04	08-01	24011345213100101935218	PDQ.COM PDQ.COM UT	1,850.00
08-07	08-06	24011345218100094807393	AMAZON MARK* I91NE5CL3 AMAZON.COM/MA WA	21.19



1940IRAO - 000389 - 0003 - 0007 - 2

ACCT. NUMBER: XXXX XX03 3300 0001

CREDIT LIMIT	450,000.00	CASH ADVANCE BALANCE	.00
CURRENT BALANCE	21,102.04	MINIMUM PAYMENT DUE	21,102.04
AVAILABLE CREDIT	428,897.96	PAYMENT DUE DATE	08-19-25

INDIVIDUAL CARDHOLDER ACTIVITY

RICHARD HOPKINS
XXXX-XX03-3300-0563CREDITS
\$0.00PURCHASES
\$333.53CASH ADV
\$0.00TOTAL ACTIVITY
\$333.53

Post Date	Trans Date	Reference Number	Transaction Description	Amount
07-24	07-23	24445715204300636619763	KROGER #747 VANDALIA OH	94.17
07-28	07-24	24943005206252980445942	PIZZA HUT 040271 VANDALIA OH	239.72

BRYAN FINE
XXXX-XX03-3300-0662CREDITS
\$51.92PURCHASES
\$1,068.64CASH ADV
\$0.00TOTAL ACTIVITY
\$1,014.72

Post Date	Trans Date	Reference Number	Transaction Description	Amount
07-16	07-14	24269795196500763009269	2324 - GREEN VELVET SOD NEW CARLISLE OH	768.00
07-17	07-14	74268795196501053137664	2324 - GREEN VELVET SOD NEW CARLISLE OH	51.82 CR
07-21	07-17	24639235199900019309163	NORTH DIXIE HARDWARE DAYTON OH	60.37
07-23	07-21	24639235203900019712113	NORTH DIXIE HARDWARE DAYTON OH	151.65
08-04	08-01	24431055213184907169672	NAPA STORE 0277084 VANDALIA OH	16.44
08-04	07-31	24639235213900010721103	NORTH DIXIE HARDWARE DAYTON OH	70.18

RUDY WELLS
XXXX-XX95-6022-0802CREDITS
\$0.00PURCHASES
\$613.22CASH ADV
\$0.00TOTAL ACTIVITY
\$613.22

Post Date	Trans Date	Reference Number	Transaction Description	Amount
07-15	07-14	24765015195407209635981	MUTT MITT 800-789-2583 CA	467.93
07-30	07-28	24839235210900010418349	NORTH DIXIE HARDWARE DAYTON OH	55.29
08-07	08-06	24011345218100108511421	CVENT* 2025 OHIO COMME CVENT.COM VA	90.00

ALICIA MCCracken
XXXX-XX95-6023-9349CREDITS
\$0.00PURCHASES
\$318.35CASH ADV
\$0.00TOTAL ACTIVITY
\$318.35

Post Date	Trans Date	Reference Number	Transaction Description	Amount
07-21	07-18	24692165200107492053405	AMAZON MKTPL*G298494F3 AMZN.COM/BILL WA	16.14
07-21	07-18	24692165189106882845084	AMAZON MKTPL*444CT5UU3 AMZN.COM/BILL WA	19.79
07-25	07-25	24011345206100048001354	AMAZON RETA* LT3FF4TU3 WWW.AMAZON.CO WA	54.99
08-01	08-01	24692165213109334242628	AMAZON.COM*DT01W57F3 AMZN.COM/BILL WA	9.65
08-01	08-01	240113452131090073418833	AMAZON RETA* 4R7CY7503 WWW.AMAZON.CO WA	27.32
08-07	08-06	24692165218101415158797	AMAZON MKTPL*OMSEQ2Q83 AMZN.COM/BILL WA	165.47
08-08	08-08	24011345220100026298495	AMAZON MARK* LH9GX7VP3 AMAZON.COM/MA WA	23.99

ROB CRON
XXXX-XX95-6028-2299CREDITS
\$0.00PURCHASES
\$37.61CASH ADV
\$0.00TOTAL ACTIVITY
\$37.61

Post Date	Trans Date	Reference Number	Transaction Description	Amount
07-30	07-29	24000975210151402611867	FOX'S PIZZA DEN 937-5760073 OH	37.61

KURT ALTHOUSE
XXXX-XX95-6030-6130CREDITS
\$0.00PURCHASES
\$78.00CASH ADV
\$0.00TOTAL ACTIVITY
\$78.00

Post Date	Trans Date	Reference Number	Transaction Description	Amount
07-23	07-22	24717055203292030250647	OHIO CHAMBER OF COMMERCE 614-2284201 OH	78.00



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ACCT. NUMBER: XXXX XX03 3300 0001

CREDIT LIMIT	450,000.00	CASH ADVANCE BALANCE	.00
CURRENT BALANCE	21,102.04	MINIMUM PAYMENT DUE	21,102.04
AVAILABLE CREDIT	428,897.96	PAYMENT DUE DATE	08-19-25

INDIVIDUAL CARDHOLDER ACTIVITY

BENJAMIN LICKLITER	CREDITS	PURCHASES	CASH ADV	TOTAL ACTIVITY
XXXX-XX95-6035-8933	\$0.00	\$285.91	\$0.00	\$285.91

Post Date	Trans Date	Reference Number	Transaction Description	Amount
07-23	07-22	24692185203100623184055	ANYPROMO.COM 909-828-9865 CA	285.91

STEPHEN MILLIKEN	CREDITS	PURCHASES	CASH ADV	TOTAL ACTIVITY
XXXX-XX95-6038-1729	\$0.00	\$149.85	\$0.00	\$149.85

Post Date	Trans Date	Reference Number	Transaction Description	Amount
08-08	08-08	24137465219100314238813	MENARDS SIDNEY OH SIDNEY OH	149.85

AARON MESSENGER	CREDITS	PURCHASES	CASH ADV	TOTAL ACTIVITY
XXXX-XX95-6042-1046	\$0.00	\$1,334.26	\$0.00	\$1,334.26

Post Date	Trans Date	Reference Number	Transaction Description	Amount
07-16	07-15	24692165195104174813384	AMAZON MKTPL*3S10975J3 AMZN.COM/BILL WA	9.98
07-17	07-16	24692185197105286586835	AMAZON MKTPL*SL1VW0R33 AMZN.COM/BILL WA	179.98
07-17	07-16	24445005197300852884678	FSP*FREEDOM FUN 512-773-5697 OH	434.00
07-18	07-17	24445005199400282470037	WM SUPERCENTER #3783 DAYTON OH	20.02
07-24	07-23	24226395205012272922585	WAL-MART #3783 DAYTON OH	51.13
07-24	07-24	24692185205102171402648	AMAZON.COM*NR80E7VN3 AMZN.COM/BILL WA	149.98
08-01	07-31	24793395212000708335023	FACEBK *TXV3TW47G2 650-5434800 CA	42.57
08-08	08-07	24692185219102571873267	SQ *KONA ICE OF TROY GOSQ.COM OH	350.00
08-11	08-08	24692165220103483347175	AMAZON.COM*1M71854K3 AMZN.COM/BILL WA	96.60

MICHAEL SKAGGS	CREDITS	PURCHASES	CASH ADV	TOTAL ACTIVITY
XXXX-XX95-6044-2117	\$0.00	\$90.00	\$0.00	\$90.00

Post Date	Trans Date	Reference Number	Transaction Description	Amount
07-28	07-25	24692165207103999553214	MICHAEL PRUITT SNAP ON TROY OH	90.00

CANDICE JACOBS	CREDITS	PURCHASES	CASH ADV	TOTAL ACTIVITY
XXXX-XX95-6045-1209	\$0.00	\$1,448.56	\$0.00	\$1,448.56

Post Date	Trans Date	Reference Number	Transaction Description	Amount
07-17	07-16	24717055197281971645875	CINTAS CORP 972-9987900 OH	35.40
07-18	07-17	24717055198281980128843	CINTAS CORP 972-9987900 OH	39.91
07-23	07-22	24104705203056867031762	BGSU CONT'G & EXT. EDUC. 419-372-0617 OH	199.00
07-24	07-23	24717055204262044440848	CINTAS CORP 972-9987900 OH	35.00
07-25	07-24	24717055205262055402835	CINTAS CORP 972-9987900 OH	39.91
07-30	07-28	24137485210100260074324	MENARDS TIPP CITY OH TIPP CITY OH	547.76
07-31	07-30	24717055211262111399381	CINTAS CORP 972-9987900 OH	35.40
07-31	07-30	24231885212426027828938	HARBOR FREIGHT TOOLS3557 ENGLEWOOD OH	89.97
08-01	07-31	24717055212262124728136	CINTAS CORP 972-9987900 OH	39.91
08-04	08-01	24116415213744556075886	OXILINE LLC 833-694-5483 FL	69.00
08-05	08-04	24692165216102637320993	SPECTRUM 855-707-7328 MO	26.58
08-05	08-04	24445005216200181280312	CIA MEDICAL 312-275-5850 IL	181.21
08-07	08-06	24717055218262186172229	CINTAS CORP 972-9987900 OH	35.00
08-08	08-07	24482185220100005836547	SP DKEDECALS DKEDECALS.COM NJ	32.60
08-08	08-07	24717055219262195765226	CINTAS CORP 972-9987900 OH	39.91



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ACCT. NUMBER: XXXX XX03 3300 0001

CREDIT LIMIT	450,000.00	CASH ADVANCE BALANCE	.00
CURRENT BALANCE	21,102.04	MINIMUM PAYMENT DUE	21,102.04
AVAILABLE CREDIT	428,897.96	PAYMENT DUE DATE	08-19-25

INDIVIDUAL CARDHOLDER ACTIVITY

CHRISTINE BUDICH XXXX-XX95-6050-5970	CREDITS \$0.00	PURCHASES \$164.03	CASH ADV \$0.00	TOTAL ACTIVITY \$164.03
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Post Date	Trans Date	Reference Number	Transaction Description	Amount
07-18	07-17	24692165199106471534817	AMAZON MKTPL*4X502811S AMZN.COM/BILL WA	6.94
07-21	07-20	24011345201100051220482	AMAZON RETA* 921V07MR3 WWW.AMAZON.CO WA	9.99
07-21	07-20	24692165201109034388215	AMAZON MKTPL*472M67S73 AMZN.COM/BILL WA	74.53
07-23	07-22	24011345203100118580901	AMAZON RETA* 5Q8CZ1XH3 WWW.AMAZON.CO WA	25.48
07-30	07-29	24692165210107374779000	AMAZON MKTPL*WM34M23U3 AMZN.COM/BILL WA	20.93
07-31	07-30	24692165211108074829268	AMAZON MKTPL*R06L872L3 AMZN.COM/BILL WA	9.50
08-01	08-01	24692165213109347577633	AMAZON MKTPL*3E2WK7TK3 AMZN.COM/BILL WA	16.98

ANGELA SWARTZ XXXX-XX95-6051-0382	CREDITS \$0.00	PURCHASES \$519.82	CASH ADV \$0.00	TOTAL ACTIVITY \$519.82
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Post Date	Trans Date	Reference Number	Transaction Description	Amount
07-21	07-19	24137485201501288923689	ODP BUS SOL LLC # 101170 800-463-3788 OH	7.57
07-21	07-18	24137485201501288923415	ODP BUS SOL LLC # 101170 800-463-3788 OH	512.05

KENNETH JACOB HAYSLETT XXXX-XX95-6052-4823	CREDITS \$0.00	PURCHASES \$188.98	CASH ADV \$0.00	TOTAL ACTIVITY \$188.98
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Post Date	Trans Date	Reference Number	Transaction Description	Amount
08-04	08-01	24137485214001623155018	USPS PO 3884630377 VANDALIA OH	14.87
08-04	08-01	24137485214001623155190	USPS PO 3884630377 VANDALIA OH	19.15
08-04	07-31	24445005213300792163023	ODA PESTICIDE & FERT 513-555-1234 OH	35.00
08-12	08-12	24692165224106583882815	MID-WEST INSTRUMENT 586-264-6500 MI	97.96

JOMEIRE CABONCE XXXX-XX95-6053-2718	CREDITS \$0.00	PURCHASES \$1,422.72	CASH ADV \$0.00	TOTAL ACTIVITY \$1,422.72
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Post Date	Trans Date	Reference Number	Transaction Description	Amount
07-16	07-14	24071055196939122148773	POWER EQUIPMENT SOLUTI VANDALIA OH	59.41
07-21	07-18	24431055199176008163519	NAPA STORE 0277084 VANDALIA OH	3.69
07-23	07-21	24251385203030047941052	WAGONER POWER EQUIPMENT ENGLEWOOD OH	12.19
07-24	07-22	24067205204323151000648	KOENIG EQUIPMENT TIPP CIT TIPP CITY OH	129.96
07-25	07-23	24251385205030052020501	WAGONER POWER EQUIPMENT ENGLEWOOD OH	112.33
07-30	07-28	24071055210539180332186	POWER EQUIPMENT SOLUTI VANDALIA OH	144.20
07-31	07-30	24137485211300777971981	021 TIRE DISCOUNTERS TROY OH	321.64
08-04	08-01	24639235215900010821943	NORTH DIXIE HARDWARE DAYTON OH	6.36
08-05	08-04	24431055218186314151820	NAPA STORE 0277084 VANDALIA OH	213.37
08-06	08-04	24639235217900011124964	NORTH DIXIE HARDWARE DAYTON OH	12.99
08-06	08-04	24251385217030048382245	WAGONER POWER EQUIPMENT ENGLEWOOD OH	149.84
08-07	08-06	24431055219281415220877	HUBER HEIGHTS RURAL KING HUBER HEIGHTS OH	17.48
08-07	08-05	24639235218900011228158	NORTH DIXIE HARDWARE DAYTON OH	38.00
08-08	08-07	24431055219187850151445	NAPA STORE 0277084 VANDALIA OH	15.98
08-11	08-07	24251385220030054563959	WAGONER POWER EQUIPMENT ENGLEWOOD OH	5.97
08-11	08-08	24639235222000011528738	NORTH DIXIE HARDWARE DAYTON OH	17.99
08-11	08-08	24269795221501025719379	KOENIG EQUIPMENT - 07 - T TIPP CITY OH	161.30

BENJAMIN BORTON XXXX-XX95-6056-3003	CREDITS \$0.00	PURCHASES \$11.38	CASH ADV \$0.00	TOTAL ACTIVITY \$11.38
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Post Date	Trans Date	Reference Number	Transaction Description	Amount
08-01	07-31	24445715212300664771072	KROGER #747 VANDALIA OH	11.38



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ACCT. NUMBER: XXXX XX03 3300 0001

CREDIT LIMIT	450,000.00	CASH ADVANCE BALANCE	.00
CURRENT BALANCE	21,102.04	MINIMUM PAYMENT DUE	21,102.04
AVAILABLE CREDIT	428,897.96	PAYMENT DUE DATE	08-19-25

INDIVIDUAL CARDHOLDER ACTIVITY

INDIVIDUAL CARDHOLDER ACTIVITY					
SCOTT JACOBS XXXX-XX95-6056-3011		CREDITS \$0.00	PURCHASES \$555.06	CASH ADV \$0.00	TOTAL ACTIVITY \$555.06
Post Date	Trans Date	Reference Number	Transaction Description		Amount
07-18	07-16	24755425198261980149724	HILTON HOTELS 614-4145000 OH 1857879 ARRIVAL: 07-14-25		358.00
07-21	07-17	24735425199261991361564	HILTON HOTELS 614-4145000 OH 1857880 ARRIVAL: 07-16-25		197.06
LEANN HANF XXXX-XX95-6101-3388		CREDITS \$0.00	PURCHASES \$715.17	CASH ADV \$0.00	TOTAL ACTIVITY \$715.17
Post Date	Trans Date	Reference Number	Transaction Description		Amount
07-16	07-15	24431055196176387030972	PEOPLEFACTS 800-822-5795 AZ		43.86
07-25	07-24	24000975205123303934737	FOX'S PIZZA DEN 937-5760073 OH		401.51
07-28	07-25	24692165206103606372892	SQ *CLEMANS, NELSON & ASS GOSQ.COM OH		85.00
07-28	07-25	24692165206103607088457	SQ *CLEMANS, NELSON & ASS GOSQ.COM OH		85.00
08-12	08-11	24445005223300632032741	FSP*OHIO PUBLIC RISK MANA 814-410-4411 OH		100.00
JOSHUA BERRY XXXX-XX95-6101-7280		CREDITS \$0.00	PURCHASES \$31.20	CASH ADV \$0.00	TOTAL ACTIVITY \$31.20
Post Date	Trans Date	Reference Number	Transaction Description		Amount
07-21	07-18	24943816199900011100685	JIM'S DONUTS VANDALIA OH		31.20
SARA MOYER XXXX-XX95-6102-2140		CREDITS \$0.00	PURCHASES \$4,334.63	CASH ADV \$0.00	TOTAL ACTIVITY \$4,334.63
Post Date	Trans Date	Reference Number	Transaction Description		Amount
07-15	07-14	24289795196001057443205	BOONSHOFT MUSEUM OF DISCO 937-275-7431 OH		400.00
07-18	07-15	24445005197001018325582	DOLLAR TREE VANDALIA OH		71.25
07-17	07-15	24055225197409486113878	LAZ PARKING ECOMMERCE 880-522-7641 CT		8.41
07-17	07-18	24492185198100000044251	COSI SCIENCE 161-42282674 OH		735.00
07-18	07-18	24011345199100017019816	AMAZON RETA* 521724LR3 WWW.AMAZON.CO WA		39.89
07-18	07-17	24692165199108927009874	SQ *EAT PRETTY DARLING LL GOSQ.COM OH		140.00
07-21	07-18	240113451991000086892218	AMAZON MARK* QH23R5J83 AMAZON.COM/MA WA		116.41
07-22	07-21	24435655203101785305813	CINTI ZOO ONGROUNDS 5132814700 OH		284.00
07-29	07-28	24027625208067010318371	PAYPAL *ARROWHEADRR 402-835-7733 CA		350.00
07-30	07-30	24011345211100006621867	AMAZON MARK* X488A0D53 AMAZON.COM/MA WA		79.54
07-30	07-29	24445005211400265369834	WM SUPERCENTER #3783 DAYTON OH		109.37
07-31	07-31	24011345212100010628794	AMAZON MARK* 7WB2Q39B3 AMAZON.COM/MA WA		56.88
07-31	07-30	24377355212000003592646	MONTGOMERY COUNTY DDS 888-434-0055 OH		154.28
07-31	07-30	24445005212001037708892	FSP*DAYTON HISTORY DAYTON OH		368.00
08-07	08-06	24071055218939104846485	CITY OF TIPP CITY TIPP CITY OH		382.00
08-11	08-08	24882165221104121161084	TST*YOUNGS JERSEY DAIRY YELLOW SPRING OH		1,039.50
DEBORAH WRIGHT XXXX-XX95-6102-2157		CREDITS \$0.00	PURCHASES \$421.61	CASH ADV \$0.00	TOTAL ACTIVITY \$421.61
Post Date	Trans Date	Reference Number	Transaction Description		Amount
07-18	07-17	24054655199100029611081	COMMUNICATIONS COUNSEL COMMUNICATION OH		15.00
07-18	07-18	24783355199000891328048	STAMPS.COM 512-8864008 CA		20.39
07-18	07-17	24445005199001033249500	STAMPS.COM 888-434-0055 DC		300.00
08-12	08-11	24446715223300632032901	KROGER #747 VANDALIA OH		85.62



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ACCT. NUMBER: XXXX XX03 3300 0001

CREDIT LIMIT	450,000.00	CASH ADVANCE BALANCE	.00
CURRENT BALANCE	21,102.04	MINIMUM PAYMENT DUE	21,102.04
AVAILABLE CREDIT	428,897.96	PAYMENT DUE DATE	08-19-25

INDIVIDUAL CARDHOLDER ACTIVITY

JARED CAIN	CREDITS	PURCHASES	CASH ADV	TOTAL ACTIVITY
XXXX-XX95-8102-6380	\$0.00	\$425.53	\$0.00	\$425.53

Post Date	Trans Date	Reference Number	Transaction Description	Amount
07-15	07-14	24692165195103405508800	LOWES #00781* HUBER HEIGHTS OH	17.98
07-17	07-16	24793385197002504277091	SHERWIN-WILLIAMS701077 ENGLEWOOD OH	21.45
07-21	07-18	24943005200248961050814	BATTERIES PLUS - #0138 RICHMOND IN	8.99
07-21	07-18	24943005200248961050848	BATTERIES PLUS - #0138 RICHMOND IN	55.92
07-24	07-23	24323005205180443105806	PICKREL BROTHERS DAYTON OH	34.32
07-24	07-23	24435655204102303080745	FERGUSON ENT #1038 DAYTON OH	155.17
07-28	07-25	24435655206102888071844	FERGUSON ENT #1038 DAYTON OH	23.91
07-28	07-28	24435655209102696070538	FERGUSON ENT #1038 844-872-3857 OH	20.69
07-30	07-28	24639235210900010417994	NORTH DIXIE HARDWARE DAYTON OH	33.28
07-31	07-28	24639235211900010519491	NORTH DIXIE HARDWARE DAYTON OH	27.94
08-04	07-31	24639235213900010720958	NORTH DIXIE HARDWARE DAYTON OH	28.00

JACK MARSHALL	CREDITS	PURCHASES	CASH ADV	TOTAL ACTIVITY
XXXX-XX95-6103-3543	\$0.00	\$286.63	\$0.00	\$286.63

Post Date	Trans Date	Reference Number	Transaction Description	Amount
07-23	07-22	24692165209100701823152	AMAZON MKTPL*102AZ7AG3 AMZN.COM/BILL WA	18.99
07-24	07-24	24692165205102202026382	AMAZON.COM*X66FK9943 AMZN.COM/BILL WA	15.99
07-30	07-29	24692165210107319454289	AMAZON.COM*3081F1MY3 AMZN.COM/BILL WA	74.70
07-31	07-30	24692165211107763633684	AMAZON MKTPL*OE9Y40X3 AMZN.COM/BILL WA	159.90
08-11	08-09	24582165221103945198240	AMAZON MKTPL*41BA001X3 AMZN.COM/BILL WA	16.05

ACCOUNTS PAYABLE	CREDITS	PURCHASES	CASH ADV	TOTAL ACTIVITY
XXXX-XX99-0015-9937	\$0.00	\$394.90	\$0.00	\$394.90

Post Date	Trans Date	Reference Number	Transaction Description	Amount
08-04	08-03	24164075215105441213248	STAPLS7682079228000001 877-8267755 MI	394.90

BENJAMIN WALKER	CREDITS	PURCHASES	CASH ADV	TOTAL ACTIVITY
XXXX-XX99-0023-7880	\$0.00	\$66.85	\$0.00	\$66.85

Post Date	Trans Date	Reference Number	Transaction Description	Amount
07-25	07-24	24492165206100003474141	SP KORE ESSENTIALS 161-93039863 CA	66.85

CHAD H FOLLIICK	CREDITS	PURCHASES	CASH ADV	TOTAL ACTIVITY
XXXX-XX99-0024-0759	\$0.00	\$2,321.01	\$0.00	\$2,321.01

Post Date	Trans Date	Reference Number	Transaction Description	Amount
07-18	07-16	24755425198261980150169	HILTON HOTELS COLUMBUS OH 1838712 ARRIVAL: 07-14-25	358.00
07-31	07-30	24011345212100020035166	SP TAYLORSTINS TAYLORSTINS.C MO	90.00
08-04	07-31	24137465213100381487059	MENARDS SIDNEY OH SIDNEY OH	1,873.01

BRANDON SUCHER	CREDITS	PURCHASES	CASH ADV	TOTAL ACTIVITY
XXXX-XX99-0029-2206	\$0.00	\$69.99	\$0.00	\$69.99

Post Date	Trans Date	Reference Number	Transaction Description	Amount
07-29	07-28	24445715209300635286130	KROGER #74? VANDALIA OH	69.99