

**October 6, 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
 - A. Council Study Session Meeting Minutes: September 2, 2025
 - B. Council Meeting Minutes: September 2, 2025
5. Communications, Petitions and Awards
6. Public Hearing
7. Comments from Interested Citizens
8. City Manager's Report
 - A. Information Items
 1. **Leaf Collection**

Leaf collection began on October 6th and will continue until December. The leaf pick-up schedule is on the City's website. Leaves must be raked into the street, any leaves on the grass behind the curb will not be picked up. In areas without curbs, leaves must be placed immediately along the edge of the pavement. Crews will not collect leaves piled more than one foot away from the edge of the roadway.

2. **Large Debris drop-off Saturday, October 11th**

The City of Vandalia is offering Vandalia Residents free large debris drop off from 8 am – 2 pm at the Public Works Garage, including acceptance of yard brush. Proof of residency is required. This will be the final free large debris drop off for 2025.

3. **Vandalia Fall Festival, Saturday, October 11th**

The Vandalia Fall Festival will be at the Vandalia Sports Complex from 12-6 pm. There will be live music, food trucks, a pumpkin patch, corn pit, vendors, inflatables, games, arts & crafts and more! Entry is free and all ages are welcome.

4. **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

1. **Boards and Commissions Appointment**

Enclosed is the application of Laura Rohde who is requesting appointment to the Vandalia Arts Councils.

2. **Boards and Commissions Appointment**

Enclosed is the application of Marcus O'Brien who is requesting appointment to the Vandalia Planning Commission.

9. Old Business

10. Resolutions

A. **25-R-42 A Resolution Authorizing The City Manager To Enter Into A Debt Collection Agreement With The Ohio Attorney General's Office For The Collection Of Delinquent Tax Debt**

B. **25-R-43 A Resolution Approving A Financial Contribution To The Vandalia Development Corporation**

11. Ordinances - First Reading

A. **25-24 An Ordinance Amending The City Of Vandalia Parks And Recreation Fee Schedule**

12. Ordinances - Second 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**

13. Ordinances – Emergency

14. Reports from Boards and Commissions

A. Civil Service Commission Meeting Minutes: August 21, 2025

B. Planning Commission Meeting Minutes: August 26, 2025

15. Council Comments

16. Executive Session The purpose of the meeting is to consider the sale of real property.

17. 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.

CITY OF VANDALIA
September 2, 2025
City Council
Study Session – 5:30 PM

CITY OF VANDALIA
Council Study Session Minutes
Municipal Building
333 Bohanan Drive
Tuesday, September 2, 2025
5:30 P.M.

Councilmembers Present: Mayor Herbst, Vice Mayor Mike Blakesly, Councilmember Amber Aivalotis-Weaver, Councilmember Candice Farst, Councilmember Corey M. Follick and Councilmember Dave Lewis.

Councilmembers Absent: Councilmember Cindy Doogan

Others Present: Jerry McDonald, Kurt Althouse, Angela Swartz, Rob Cron, Darren Davey, Ben Borton, Leann Hanf, Michael Hammes, Alicia McCracken, Brandon Sucher, Brian Krimm, Chad Follick, Bridgette Leiter, Kristen Carnes, James Test, Sharon Prueter, Tricia Wahl, Kevin Hopf, David & Holly Williams, Sean McKinnies, Ed Kelley, Ross Behnfeldt, Robert Bellinger, Jamie Spencer, Sherrie Swartz, Sean Olson, Jan Haley, Matt Pugh, Pete & Marsha Bardonaro, Leslie & Bretton Neville, Terri O'Leary, James Prueter, Ryan Lefeld, Barbara Spurgeon, Don Hutchison, Rick Drake, Jovi Talcher, Aaron Messenger, Bayden Borton and Aaron Horn.

Mayor Herbst called the Study Session to order at 5:30 p.m.

Presentation

Healthcare Update - McGohan Brabender

Tricia Wahl & Kevin Hopf, with McGohan Brabender, reviewed the City's medical benefits renewal process, cost management strategies, and trends impacting employee contributions. **Ms. Wahl** highlighted demographic shifts toward employee-only and High-Deductible Health Plan coverage, along with the rising share of pharmacy costs, which now make up 40% of total healthcare spend. **Ms. Wahl** concluded that Vandalia has successfully maintained stable premiums and employee payroll contributions while closely monitoring claims, stop-loss reimbursements, and long-term financial stability. There was a brief discussion regarding stop-loss insurance, current covered prescription medications for employees, increasing pharmacy claims across the board, implementing a wellness program, implementing a healthiest place to work, and municipal governments self-funding their health insurance. **Mr. Hopf** addressed Council regarding municipal governments self-funding their health insurance, with Council requesting information on how many municipalities are individually self-funded that are the same size as the City of Vandalia, which are not part of a collaborative or a consortium. There were no further comments or questions from Council.

Finance Department Update

Mrs. Leiter presented the Finance Department update to Council. Council requested a five year look back on the breakdown of income tax revenues of residents versus non-resident at the upcoming budget meeting. There were no further comments or questions from Council.

Tuesday, September 2, 2025

Items on this evening's Council Meeting Agenda

Mayor Herbst called for questions or comments regarding items on this evening's Council agenda. There were none.

Resolution: Bid Award – Robinette Park Splash Pad

Mrs. McCracken advised Council the Parks and Recreation Department is recommending awarding the bid for the Robinette Park Splashpad Project to Double Jay Construction, Inc of Englewood, Ohio as a result of their overall best bid proposal for the project. On August 15, 2025 we publicly opened and read proposals received for the project, advertised in the Daily Court Reporter on July 18 and 25, 2025. This project will allow for the construction of a splashpad, shelter, and additional parking. This project is the continuation of developing Robinette Park into an inclusive place for residents to meet and recreate as indicated in the 2020 Vandalia Vision Comprehensive Plan as well as the Community Input Key Findings section of the Parks and Recreation Master Plan. **Mrs. McCracken** advised Four (4) contractors obtained the bid package through Bid Express, and all four contractors submitted bids for the project. Bids ranged from \$1,479,880 to \$1,835,000. **Mrs. McCracken** advised funding for the project includes federal grant funds in the amount of \$400,000 and city capital budget funds. There were no questions or comments from Council.

Resolution: Emergency Operations Plan Revision

Chief Follick advised Council the City's Emergency Management work group conducted a review of the City's EOP and making several revisions. **Chief Follick** gave a presentation, providing Council with an overview of the process and revisions. There were no questions or comments from Council.

Ordinance: Supplemental

Mrs. Leiter discussed and requested approval of the following supplemental appropriation Ordinance for the following reasons:

General Fund:

Court

- \$15,000 – increase appropriations to cover the unexpected increase in postage costs related to new court legislation passed requiring all payable citations to receive 30 days continuance notice if they fail to appear.

Police – Operations

- \$5,000 – increase appropriations to cover the unexpected increase in vehicle repair and maintenance costs of police vehicles.

Police – Support Services

- \$6,415 – increase appropriations to cover the unexpected increase in costs related to the Humane Society Community Cat Program.

Golf Fund:

Course Maintenance

- \$180,000 – increase appropriations to cover the unexpected additional costs (rock removal, etc.) related to the golf course irrigation system project. This amount is 10% of the original bid and was included as a contingency and will only be used as needed.

Water Fund:

Water

- (\$1,125,000) – transfer and reduction of appropriations related to the Damian, Soter, Romanus and Desales (N) Watermain Replacement & Resurfacing project. The project was budgeted in the general water department account (water - department 350), and because the project was

subsequently awarded OPWC funding, a transfer is necessary to reclassify the expense in the correct account (OPWC – department 332).

OPWC

- \$1,125,000 – transfer and increase of appropriations related to the Damian, Soter, Romanus and Desales (N) Watermain Replacement & Resurfacing project. The project was budgeted in the general water department account (water - department 350), and because the project was subsequently awarded OPWC funding, a transfer is necessary to reclassify the expense in the correct account (OPWC – department 332).

There were no questions or comments from Council.

Monday, September 15, 2025

Ordinance: PUD Copperfield Towns - Mulberry Road

Mr. Cron advised Council the applicant Sean McKinnies, on behalf of DDC Management, is requesting a change of zoning of 11.36 acres located on the south side of Mulberry Road just east of Peters Pike from Agriculture to a Residential Plan Unit Development. **Mr. Cron** advised the applicant is also seeking approval of the proposed preliminary plan. **Mr. Cron** advised the development would make improvements including roadways and utilities as shown on the included drawings. **Mr. Cron** advised all roadways and utilities would become public infrastructure after acceptance. All public improvements, including drainage, would be reviewed, approved and inspected by city staff to ensure compliance with city standards. Right of Way dedication and improvements to Mulberry Road would be made fronting the development including curb & gutter and sidewalks. **Mr. Cron** advised the plan proposes 87 single family residential attached townhome units. The development would have 32 structures with two or three units in each structure. The City's Vandalia Vision Comprehensive plan calls for this area to be a medium density residential on the future land use map. Our zoning code requires that residential PUDs shall not exceed 12 dwelling units per acre. **Mr. Cron** advised the proposal would have 7.65 units per acre, just over half of the maximum. **Mr. Cron** advised the proposed development also shows a large green space buffer with a pond to the south along the ramp from I-70 to the Airport access Road. There is also a large green space on the western end of the development. Both areas, along with the area along Mulberry Road, would be maintained by the HOA similar to the Copperfield development to the north. **Mr. Cron** advised the existing tree line/wooded area along the south and east side of the property would remain and a landscape plan is also included showing street trees along all internal streets in the development and Mulberry Road. The plan also shows a proposed entrance sign to the development. The City's 2020 Comprehensive Plan future land use map shows this area proposed as medium density residential. **Mr. Cron** advised on August 26, 2025, the Planning Commission voted 3-0 to recommend approval. **Robert Bellinger**, attorney at Coolage Wall, spoke on behalf of the applicant, addressed Council reiterating this project fits within the City of Vandalia's Comprehensive Plan, noting this project was before City Council a few years ago and after working with the developer and City staff, this is the most viable option for this parcel. **Ross Behnfeldt**, with DDC Management, addressed Council thanking them for the opportunity and he would be happy to answer any questions in regards to the product, the community and traffic in general. There was a brief discussion regarding landscape buffering, the asking price of the units, any difference in the proposal from a few years ago to this proposal, sound buffering wall along the highway, a traffic study, the current design of Mulberry Road, and cutting through the existing subdivision of Copperfield as a thoroughfare. Council inquired if there was an update from Staff on a conversation with Butler Township regarding the west end of Mulberry Road. **Mr. Althouse** advised he had conversations with Township Administrator Vogle, and the Township would entertain the motion of the City obtaining the rest of Mulberry Road to Peters Pike.

Ordinance: PUD Major Amendment – 55 Foley Drive

Mr. Cron advised Council the applicant Sean Oson of Vancon General Contractors on behalf of Beau Townsend Lincoln is requesting a PUD Major Amendment at 55 Foley Drive. Currently on the 1.68 acre site is a Body Shop and Collision Repair center. **Mr. Cron** advised Beau Townsend Lincoln wants to convert use of the site to make it a Lincoln Dealership at the request of Lincoln. The body shop and collision center was part of the previously approved PUD at this location. The change of use and alterations to the building require the PUD Amendment. The amendment would add the use of Auto Sales and Leasing to the PUD. **Mr. Cron** advised Beau Townsend Lincoln plans on using the existing building, but it will have significant renovations to accommodate the Lincoln Dealership. Drawings of the proposed site improvement for the dealership and elevations of the building renovations are included in the packet. **Mr. Cron** advised the City's 2020 Vision Vandalia Comprehensive plan calls for this area to be part of a Community Commercial area. The proposed use would be consistent with this designation. **Mr. Cron** advised that landscaping & lighting and signage requirements will be reviewed for compliance with the use and our zoning code. **Mr. Cron** advised on August 26, 2025, the Planning Commission voted 3-0 to recommend approval. **Jaime Spenser**, with Beau Townsend Ford, addressed Council adding this has been carefully thought out, with the help of Sean Oson, for the residents of the north from a lighting and paging perspective, and will keep the Beau Townsend Lincoln dealership here in Vandalia, as opposed to the request of Lincoln to move the dealership south of town and will also be an improvement to what is currently at this location. There were no questions or comments from Council.

Discussion

Agreement for Master Plan Division of Fire/Police Training Facility

Chief Follick advised Council, as was discussed in City Council's summer retreat, the Police and Fire Divisions are ready to proceed with engaging a firm to master plan the potential Public Safety Training Site on Stonequarry Road. **Chief Follick** advised after discussing this with Chief Sucher, he would like to engage App Architecture (Tim Bement) to perform the Public Safety Center Master Plan and design. **Chief Follick** advised the "Programming and Concept Phase" of this project quote, it is \$27,150.00. **Chief Follick** advised, as was mentioned during the City Council Retreat, there is approximately \$525,000, in the capital budget from the sale of the Dixie Drive Fire Station. **Chief Follick** requested this amount be taken from that line. There were no questions or comments from Council.

Dayton Chamber Airport Support Request

Mr. Althouse advised Council the Dayton Area Chamber of Commerce, in partnership with the City of Dayton, Montgomery County, and CareSource, desires to expand flight options at the Dayton International Airport and attract airline carriers to increase daily regional flights that will boost travel options for passengers from across the region. **Mr. Althouse** advised Dayton is among a select group of airports being evaluated by multiple airlines for potential route expansion in the first half of 2026. Securing flights and new routes would bring not only enhanced connectivity but also increased competition and more affordable travel options for businesses and residents alike. **Mr. Althouse** advised JobsOhio has committed to a \$4-to-\$1 match for every dollar raised locally for air service incentive funding. The goal is to secure commitments for \$600,000 locally by September 15, 2025. This local investment will unlock \$2.4 million in matching funds from JobsOhio, creating a powerful \$3 million air service incentive fund for the Dayton International Airport. **Mr. Althouse** advised the City of Dayton, Montgomery County, and CareSource have already committed to providing half of the funding toward the \$600,000 goal. **Mr. Althouse** advised the Chamber is requesting local governments and partners to consider supporting this initiative by contributing to the Chambers Commerce EPI Foundation (501c3) for processing funds. They are requesting funding commitments by September 15, 2025, however, funds will not be needed until after December 31, 2025. **Mr. Althouse** requested feedback and direction from Council on responding to the Dayton Chamber. There was a brief discussion regarding legislation, if the City of Dayton proposed any revenue sharing, all local government within Montgomery County

being asked for their support, the urgency of the ask, and the consensus from all Council is this needs to be thought through and discussed further.

Legislative Calendar

Mayor Herbst solicited comments or questions on the Legislative Calendar. There were none.

Study Session adjourned at 6:59 p.m.

Angela Swartz
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DRAFT

The Council of the City of Vandalia Meeting Minutes

September 2, 2025

COUNCILMEMBERS PRESENT: Mayor Herbst, Vice Mayor Mike Blakesly, Councilmember Amber Aivalotis-Weaver, Councilmember Candice Farst, Councilmember Corey M. Follick and Councilmember Dave Lewis.

COUNCILMEMBERS ABSENT: Councilmember Cindy Doogan.

OTHERS PRESENT: Jerry McDonald, Kurt Althouse, Angela Swartz, Rob Cron, Darren Davey, Ben Borton, Leann Hanf, Michael Hammes, Alicia McCracken, Brandon Sucher, Brian Krimm, Chad Follick, Bridgette Leiter, Kristen Carnes, James Test, Sharon Prueter, Tricia Wahl, Kevin Hopf, David & Holly Williams, Sean McKinnies, Ed Kelley, Ross Behnfeldt, Robert Bellinger, Jamie Spencer, Sherrie Swartz, Sean Olson, Jan Haley, Matt Pugh, Pete & Marsha Bardonaro, Leslie & Bretton Neville, Terri O'Leary, James Prueter, Ryan Lefeld, Barbara Spurgeon, Don Hutchison, Rick Drake, Jovi Talcher, Aaron Messenger, Bayden Borton, Aaron Horn and Thomas Scherack.

Mayor Herbst called the council meeting of the Council of the City of Vandalia to order at 7:07 p.m.

Mayor Herbst called for a moment of reflection followed by the Pledge of Allegiance.

Approval of Previous Minutes:

The Council Study Session Minutes from July 21, 2025, the Council Meeting Minutes from July 21, 2025, the Council Study Session Minutes from August 18, 2025, and the Council Meeting Minutes from August 18, 2025, were approved as presented.

Communications, Petitions and Awards:

Introduction: Director of Parks and Recreation Alicia McCracken

Mr. Althouse introduced Director of Parks and Recreation Alicia McCracken, who was promoted on July 27, 2025.

Introduction: Recreation Superintendent Aaron Messenger

Mr. Althouse introduced Recreation Superintendent Aaron Messenger, who was promoted August 11, 2025.

Public Hearing: None

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Comments from Interested Citizens:

Mayor Herbst called for comments from interested citizens advising as they come to the podium, please clearly state their name and address for the record.

Mayor Herbst asked those who speak to please follow the etiquette of communicating with respect to others, to please stay on topic with their statements, while addressing Council. **Mayor Herbst** reminded the audience, this is not the forum for arguments and asked in an effort to give all citizens an opportunity to express their thoughts and concerns, to keep their comments as brief as possible. **Thomas Scherack**, 1182 Greystone Circle, addressed Council inquiring what had changed with the proposed PUD Copperfield Towns on Mulberry Road, expressing his concern regarding increased traffic in his neighborhood and the sound from the interstate. **James Test**, 1228 Greystone Circle, addressed Council regarding the proposed PUD Copperfield Towns on Mulberry Road, expressing he was not happy, adding Council turned this proposal down previously. **Mr. Test** expressed his concerns that the appearance of the proposed condos does not match the existing developments and neighborhoods in the City, the proposed PUD will affect the property values of the surrounding neighborhoods and there will be increased traffic. **Mr. Test** advised he would be in favor of single-family homes over townhomes. **Sherrie Swartz**, 1119 Greystone Circle, addressed Council regarding the proposed PUD Copperfield Towns on Mulberry Road, expressing her concern with motorists speeding around the corner with children playing and riding their bikes on the street. **Ed Keller**, 1272 Bramley Court, addressed Council regarding the proposed PUD Copperfield Towns on Mulberry Road, noting that most of his questions were answered during the presentation in Council Study Session. **Mr. Keller** expressed his concerns regarding the possibility of the proposed townhomes being rented out and how bad the speeding and traffic will be. **David Williams**, 1101 Greystone Circle, addressed Council regarding the proposed PUD Copperfield Towns on Mulberry Road, expressing his concern with the number of children the proposed townhomes will bring to the school district, where there are currently trailers for classrooms and busing issues.

CITY MANAGER'S REPORT

Information Item:

Mr. Althouse shared on September 5 & 6 Sister Cities of Vandalia will have their annual Oktoberfest at the Vandalia Sports Complex. For more information visit their website at vandaliasistercities.org. **Mr. Althouse** shared the City of Vandalia is offering Vandalia Residents free large debris drop off from 8 am – 2 pm at the

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Public Works Garage. Proof of residency is required. **Mr. Althouse** clarified that no appliances, such as refrigerators or stoves, will be accepted. **Mr. Althouse** shared the free Touch-A-Truck event will be held Saturday, September 13th from 10:30 am – 1:00 pm at the Vandalia Sports Complex, where people of all ages can touch, climb and marvel at the impressive lineup of vehicles.

Action Items: None

Old Business: None

Resolutions:

25-R-37 A Resolution Authorizing An Agreement With Sandy's Towing For Towing And Impounding Services For The Division Of Police. **Mr. McDonald** read Resolution 25-R-37 by title. **Mr. Althouse** advised Council the Division of Police enters into an agreement every two years with area companies to provide Towing and Impound Services. On July 24, 2025, bid notices were sent to four area towing companies for submission. The notice was also posted on the City website. **Mr. Althouse** advised Bids were received from Englewood Truck Towing and Recovery and Sandy's Towing. On August 11, 2025, PD unsealed the bids received. Sandy's Towing offers a lower cost on passenger vehicle towing (\$145 versus \$195 at Englewood), flatbed towing (\$145 versus \$195 at Englewood), dead runs on passenger vehicles (\$60 versus \$97.50 at Englewood), passenger vehicle storage (\$30 per day versus \$35 per day at Englewood). Heavy towing rates were lower for Englewood towing (10k-15k GVW \$125 per hour versus \$175 per hour and towing over 15k \$225 per hour versus \$350 per hour). Very few tows requested by VPD are heavy towing. **Mr. Althouse** advised both companies carry similar liability insurance thresholds and have the necessary storage and equipment availability to fulfill the towing and recovery needs of the Division of Police. Both companies offered towing services on vehicles owned by the Division of Police at no charge. Englewood's storage facility is more than five miles of the City of Vandalia while Sandy's Towing is located within the city limits. One of the bid specifications is that the storage facility used is within five miles of the corporate limits of Vandalia. **Mr. Althouse** advised Sandy's Towing is the only bid that met that standard. Since this is a service contract and costs are paid by the customer, there are no city funds budgeted. **Mr. Althouse** advised Chief Sucher recommended the Towing and Impound Services contract be awarded to Sandy's Towing. This agreement will be for two (2) years and renewable for another two (2) years if mutually agreed to by both the City and Sandy's Towing." Due to Councilmember Aivalotis-Weaver being unable to speak, **Mr. McDonald** read Councilmember Aivalotis-Weaver's question, to which she inquired if this was the full invoice, including hookup, fuel charge, any day, hour holidays and

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issue with cleaning up debris been resolved. **Chief Sucher** addressed Council, stating the rates that are posted as part of the bid include all charges, there would be no extra surcharges and the issues with debris cleanup at sites have been resolved. There were no additional comments or questions from Council. It was moved by Councilmember Lewis, second by Councilmember Farst to approve Resolution 25-R-37, motion passed 6-0.

25-R-38 A Resolution Authorizing The City Manager Or His Designee To Prepare And Submit An Application To Participate In The Ohio Public Works Commission State Capital Improvement And/Or Local Transportation Improvement Program(S) And Authorizing Additional Action As Necessary For The City To Participate In Such Programs With Respect To The Pool & Randler (N) Ave Watermain Replacement Project. **Mr. McDonald** read Resolution 25-R-38 by title. **Mr. Althouse** advised Council Staff is submitting an Ohio Public Works Commission (OPWC) grant application for the Pool & Randler (N) Ave Watermain Replacement project, due September 10, 2025. The project includes replacing watermain, fire hydrants, and service lines, followed by full street resurfacing. **Mr. Althouse** advised the total project cost is estimated at \$1,685,000, including \$40,000 of in-house services. To enhance the competitiveness of our application and increase the likelihood of funding approval, we will be requesting \$500,000 (~30% of the total cost), split equally between a \$250,000 grant and a \$250,000 0% interest loan over 5 years. There were no comments or questions from Council. It was moved by Councilmember Farst, second by Vice Mayor Blakesly to approve Resolution 25-R-38, motion passed 6-0.

25-R-39 A Resolution Amending The Personnel Policies And Procedures Manual Of The City Of Vandalia. **Mr. McDonald** read Resolution 25-R-39 by title. **Mr. Althouse** advised Council the document provided is the City of Vandalia's 2025 Personnel Policies Manual (PPM), developed by the Human Resources Department. This manual serves as a comprehensive reference for City staff, establishing clear policies, procedures, and expectations that guide workplace conduct and operations. Maintaining an up-to-date handbook is essential to ensure compliance with evolving employment laws, incorporate organizational changes, and reflect best practices in public sector management. Regular updates also help promote consistency, fairness, and transparency across all departments, ultimately supporting the City's mission and protecting both employees and the organization. There were no comments or questions from Council. It was moved by Vice Mayor Blakesly, second by Councilmember Follick to approve Resolution 25-R-39, motion passed 6-0.

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25-R-40 A Resolution Awarding The Bid For Robinette Park Splashpad Project Requested By Parks And Recreation To Double Jay Construction At The Lowest And Best Bid Price Of \$1,479,880. **Mr. McDonald** read Resolution 25-R-40 by title. **Mr. Althouse** advised Council the Parks and Recreation Department is recommending awarding the bid for the Robinette Park Splashpad Project to Double Jay Construction, Inc of Englewood, Ohio as a result of their overall best bid proposal for the project. **Mr. Althouse** advised on August 15, 2025, staff publicly opened and read proposals received for the project, advertised in the Daily Court Reporter on July 18 and 25, 2025. This project will allow for the construction of a splashpad, shelter, additional parking. **Mr. Althouse** advised this project is the continuation of developing Robinette Park into an inclusive place for residents to meet and recreate as indicated in the 2020 Vandalia Vision Comprehensive Plan as well as the Community Input Key Findings section of the Parks and Recreation Master Plan. Four (4) contractors obtained the bid package through Bid Express, and all four contractors submitted bids for the project. Bids ranged from \$1,479,880 to \$1,835,000. **Mr. Althouse** advised funding for the project includes federal grant funds in the amount of \$400,000 and city capital budget funds. It was noted the title **Mr. McDonald** read was incorrect, the bid was not awarded to Outdoor Enterprises, but to Double Jay Construction. There were no comments or questions from Council. It was moved by Councilmember Follick, second by Councilmember Lewis to approve Resolution 25-R-40, motion passed 6-0.

25-R-41 A Resolution Approving Amendments To The City Of Vandalia Emergency Operations Plan. **Mr. McDonald** noted in a whereas clause, it states this was presented to Council at the August 18 meeting, which was moved to tonight's meeting. **Mr. McDonald** asked the motion be to approve the resolution as amended. **Mr. McDonald** read Resolution 25-R-41 by title. **Mr. Althouse** advised Council the City's Emergency Management work group has conducted a review of the City's EOP and made several revisions. Chief Follick recommends adopting the revised Emergency Operations Plan. There were no comments or questions from Council. It was moved by Councilmember Follick, second by Vice Mayor Blakesly to approve Resolution 25-R-41, with the amendment of the second whereas at the September 2nd, 2025 Council Study Session, City Council reviewed the revisions, motion passed 6-0.

Ordinances – First Reading: None

Ordinances – Second Reading:

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25-17 An Ordinance Repealing And Replacing In Its Entirety Chapter 1044 Of The Vandalia Codified Ordinances Titled "Sewers Generally". **Mr. McDonald** read Ordinance 25-17 by title. **Mr. Althouse** advised Council as part of a routine OEPA permit review, updates to Chapter 1044 of our Sewer Use Ordinance are needed to align with state regulations and current City & TCA permits. Similar updates are being made by Tipp City and Huber Heights. The changes focus on improving documentation of industrial pre-treatment standards. Adoption is recommended to maintain compliance. There were no comments or questions during the public hearing. There were no comments or questions from Council. It was moved by Councilmember Lewis, second by Councilmember Farst to approve Ordinance 25-17, motion passed 6-0.

25-18 An Ordinance Approving A PUD Major Amendment And Revised Preliminary Plan For Subarea B Of The Redwood Vandalia Development, Owned By Redwood Vandalia, In The Planned Unit Development District PC. **Mr. McDonald** read Ordinance 25-18 by title. **Mr. Althouse** advised Council enclosed is a memorandum from Mr. Hammes wherein the applicant, Todd Foley, of PUD Design, and on behalf of Redwood Vandalia, requests a Major Amendment to an existing Planned Unit Development and approval of a revised PUD Preliminary Plan. The request involves two parcels totaling 27.59 acres +/-, located along the east side of Webster Street at Park Center Drive in the City of Vandalia. If approved, the proposed amendment would facilitate the construction of 59 multi-family residential units as part of Phase III of the Redwood Vandalia development. The property is owned by Redwood Vandalia. There were no comments or questions during the public hearing. There were no comments or questions from Council. It was moved by Councilmember Farst, second by Vice Mayor Blakesly to approve Ordinance 25-18, motion passed 6-0.

25-19 An Ordinance Approving A Planned Unit Development Preliminary Development Plan And Associated Zoning Map Change For Land Generally Located At 600 Corporate Center Drive. **Mr. McDonald** read Ordinance 25-19 by title. **Mr. Althouse** advised Council enclosed is a memorandum from Mr. Hammes wherein the applicant, Jeff Puthoff, P.E., of Choice One Engineering, on behalf of DR Horton, requests a change of zoning as previously established by the Zoning Ordinance of the City of Vandalia. The request involves one parcel totaling 14.494 acres +/- located at the south end of Corporate Center Drive in the City of Vandalia. As proposed, the subject property would be rezoned from the O - Office district to a Residential Planned Unit Development with the associated Preliminary Development Plan. The property is owned by the Hague Corporation. There were no comments or questions during the public hearing. It was moved by

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Councilmember Follick, second by Councilmember Farst to approve Ordinance 25-19, with one modification to add patios, porches, and decks may extend up to 12 feet into the required rear yard building setback, motion passed 6-0.

25-20 An Ordinance Rezoning 5.219 Acres Of Land Located At 3675 Wyse Road From Office / Industrial Park (O/IP) To Highway Business (HB) And Industrial (I) And Amending The Zoning Map Of The City. **Mr. McDonald** read Ordinance 25-20 by title. **Mr. Althouse** advised Council enclosed is a memorandum from Mr. Hammes wherein the applicant, Richard Drake, of Drake Architecture, on behalf of R&R Takhar Oil Company, requests a change of zoning as previously established by the Zoning Ordinance of the City of Vandalia. The request involves three parcels totaling 5.219 acres +/-, located at 3675 Wyse Road in the City of Vandalia. As proposed, the subject properties would be rezoned from the O/IP - Office / Industrial Park district to the I – Industrial and HB – Highway Business districts. There were no comments or questions during the public hearing. **Councilmember Follick** commented this was the third or fourth proposal for this parcel of land, noting this use and final development of the vacant property will be a good addition and fit well with the area. There were no additional comments or questions from Council. It was moved by Vice Mayor Blakesly, second by Councilmember Follick to approve Ordinance 25-20, motion passed 6-0.

Ordinances – Emergency Reading:

25-21 An Ordinance To Revise Appropriations For Current Expenses And Other Expenditures Of The City Of Vandalia, Montgomery County, Ohio During The Calendar Year Ending December 31, 2025, And Amending Ordinance 24-24 And Declaring An Emergency. **Mr. McDonald** read Ordinance 25-21 by title. **Mr. Althouse** advised Council Mrs. Leiter is requesting approval of the following supplemental appropriation Ordinance for the following reasons:

General Fund:

Court

- \$15,000 – increase appropriations to cover the unexpected increase in postage costs related to new court legislation passed requiring all payable citations to receive 30 days continuance notice if they fail to appear.

Police - Operations

- \$5,000 – increase appropriations to cover the unexpected increase in vehicle repair and maintenance costs of police vehicles.

Police – Support Services

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- \$6,415 – increase appropriations to cover the unexpected increase in costs related to the Humane Society Community Cat Program.

Golf Fund:

Course Maintenance

- \$180,000 – increase appropriations to cover the unexpected additional costs (rock removal, etc.) related to the golf course irrigation system project. This amount is 10% of the original bid and was included as a contingency and will only be used as needed.

Water Fund:

Water

- (\$1,125,000) – transfer and reduction of appropriations related to the Damian, Soter, Romanus and Desales (N) Watermain Replacement & Resurfacing project. The project was budgeted in the general water department account (water - department 350), and because the project was subsequently awarded OPWC funding, a transfer is necessary to reclassify the expense in the correct account (OPWC – department 332).

OPWC

- \$1,125,000 – transfer and increase of appropriations related to the Damian, Soter, Romanus and Desales (N) Watermain Replacement & Resurfacing project. The project was budgeted in the general water department account (water - department 350), and because the project was subsequently awarded OPWC funding, a transfer is necessary to reclassify the expense in the correct account (OPWC – department 332).

There were no comments or questions during the public hearing. There were no comments or questions from Council. It was moved by Councilmember Farst, second by Councilmember Follick to approve Ordinance 25-21, motion passed 6-0.

Reports from Boards and Commissions:

Conditional Use: PC 25-0010 – 3675 Wyse Road – Conditional Use (Truck Facility in the I District). **Mr. Althouse** advised Council the applicant, Richard Drake, of Drake Architecture and on behalf of R&R Takhar Oil Company, requests conditional use approval of two parcels totaling 1.814 acres +/- for the property located at 3675 Wyse Road. The proposal involves establishing a “Truck Facility” in the I – Industrial zoning district. On July 8, 2025, the Planning Commission voted 3-0 to recommend approval with 3 conditions. A fourth condition was proposed at the July 21st, 2025 Study Session, and is included in the Staff Memorandum for Council's consideration. The conditions are: 1) No conditional use approval shall be effective for this site until the effective date of legislation approving the rezoning

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of this site to the I – Industrial district. 2) All parcels upon which the proposed conditional use shall be conducted must be consolidated before any building permit is issued for this site. 3) All required roadway improvements shall be completed to the standards of, and under the supervision of, the Director of Public Service. 4) The facility shall not be constructed or operated in a manner that facilitates overnight stays for drivers, employees, or others. Lodging in or about the premises or sleeping in trucks is prohibited. It was moved by Councilmember Follick, second by Vice Mayor Blakesly to approve the Conditional Use: PC 25-0010 – 3675 Wyse Road – Conditional Use, Truck Facility in the I District, with the four conditions stipulated by Planning Commission staff, motion passed 6-0.

Council Comments

Mr. McDonald shared this was fun tonight.

Mr. Althouse congratulated Alicia and Aaron for their new roles noting he has always been impressed with their professionalism and that they are hometown graduates.

Councilmember Farst made a motion to excuse Councilmember Doogan from all meetings, Vice Mayor Blakesly seconded the motion. All members present voted yes. Motion passed 6-0. **Councilmember Farst** congratulated Alicia and Aaron noting they are the kind of employees that Vandalia wants and deserves to have.

Councilmember Aivalotis-Weaver, Mr. McDonald read her comments, congratulated Alicia and Aaron, noting that she has watched them both grow into their roles of leadership and feels the Vandalia Parks and Recreation Department is in great hands and is headed in a great direction.

Councilmember Lewis congratulated Aaron and Alicia, noting the Parks and Recreation Department is in great hands. **Councilmember Lewis** wished the Sister Cities best of luck on the upcoming Oktoberfest.

Vice Mayor Blakesly congratulated Alicia and Aaron, noting they are where they should be and is looking for great things from them, referencing the Popsicle Patrol. **Vice Mayor Blakesly** invited everyone to the Vandalia Oktoberfest Friday and Saturday noting there will be lots of food and beverages and Highland Cows to pet.

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Mayor Herbst congratulated Alicia and Aaron in their new roles and is looking forward to seeing what they can do for the next number of years.

At 7:53 p.m., Mayor Herbst advised that it was recommended that Council enter into Executive Session to discuss matters required to be kept confidential by federal law or regulations or state statutes and to consider the sale of real property. All members present voted yes. Motion passed 6-0.

Executive Session adjourned at 8:45 p.m.

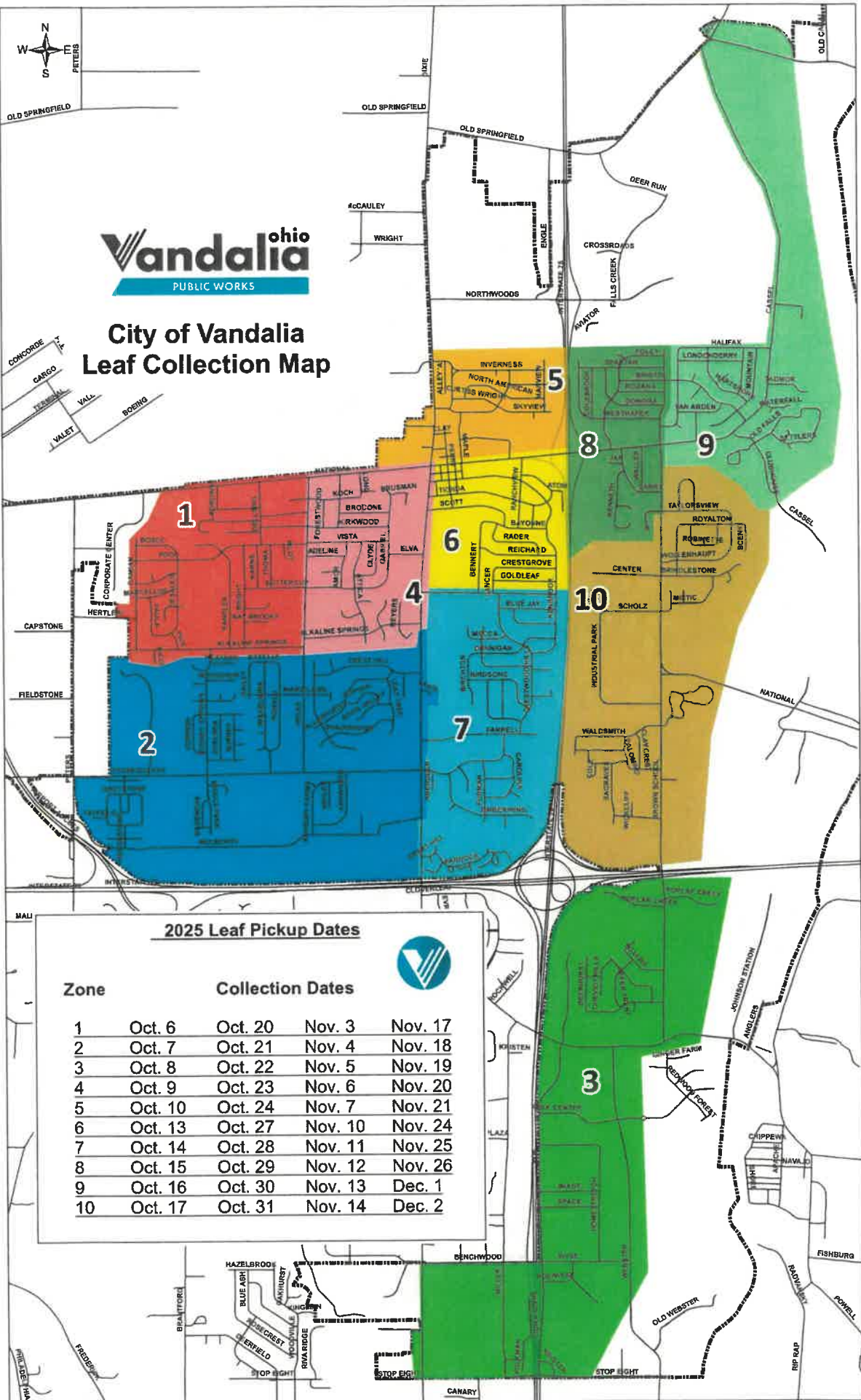
The Regular meeting was adjourned at 8:45 p.m.

APPROVED:

Richard Herbst, Mayor

ATTEST:

Angela Swartz, Deputy Clerk of Council





Memorandum

To: Mr. Kurt Althouse, City Manager
From: Mrs. Angela Swartz, Deputy Clerk of Council
Date: September 8, 2025
Re: **Boards and Commissions – Appointment**

Attached for Council's review you will find an application for appointment to the Vandalia Arts Council.

Laura Rohde has submitted an application requesting to be appointed to the Vandalia Arts Council.

There are currently two vacancies on the Vandalia Art Council.

After Council reviews said application during the Monday, September 15, 2025, Study Session and meets the candidate, if Council desires, we will include the appointment as an Action Item at the Council Meeting on October 6, 2025.

Angela Swartz

ARTS Council &
CIVIL SERVICE

From: DoNotReply@agilehr.com
Sent: Monday, August 4, 2025 9:35 AM
To: Angela Swartz
Subject: A new candidate has applied for the **BOARDS AND COMMISSIONS VOLUNTEERS (Residency Required)** position at the Municipal Building location.

New Candidate Applied!

New candidate **Laura Rohde** has applied for the **BOARDS AND COMMISSIONS VOLUNTEERS (Residency Required)** position. The **BOARDS AND COMMISSIONS VOLUNTEERS (Residency Required)** job has a requisition id of **79723** in your applicant tracking system.

[Please login to view the candidate information.](#)

Unmonitored Inbox

Unfortunately, this email is an automated notification, which is unable to receive replies. We're happy to help you with any questions or concerns you may have, but you will need to contact us directly.

Boards Commission Application

Please take your time to fill out all areas of the application. Be as complete and accurate as possible. If there is a question you are unsure of, leave it blank. If you are notified that a field is required, please complete it to the best of your knowledge before submitting it.

City of Vandalia - BOARDS AND COMMISSIONS APPLICATION

If interested in more than one board, please number in order of preference.

Committee	Preference	Committee	Preference
Bicycle Committee		Golf Advisory Board	
Local Board of Tax Appeals		Housing Code Board of Appeals	
Board of Zoning Appeals *		Parks & Recreation Advisory Board	
Civil Service Commission *		Planning Commission *	
Community Reinvestment Area Housing Council		Vandalia Development Corporation	
Art Council	2		

* PLEASE NOTE: Appointment to these City boards & commissions are sworn positions that require you to take an Oath of Office

Personal Information

First Name *	Middle Name	Last Name *
Laura		Rohde

Mailing Address *	Apt. #
230 Deervale Ct	

City *	State *	Zip Code *
Vandalia	Ohio	45377

Email Address	Home Phone	Business Phone
rodeo48@aol.com	937-901-9227	

Why do you wish to be considered for this position?

I have been in a human resources position for over 30 years and would like to use my experience and skills to be an asset the the Civil Commission. For the Arts committee I have a strong artistic background in design and music.

Briefly state any specific background or qualifications you may have that would enhance your service on this board/commission/committee.

Have written employee hand books/policies for several companies. Understand the current challenges of the work force.

Please list any past volunteer roles in schools, service clubs, and/or other civic organizations.

PTO Treasure for Demmitt for 5 years Served on the Golf Advisory Board Currently on the Board of Directors for the Anthony Trissell Memorial Foundation. Served on the Parent board that revived the Cassel Hills swim team. Current member of the Vandalia/Butler Optimist Cub.

How do you view your role as an active member of the board/commission or committee?

To listen, review and participate in meetings/discussions.

Do you know the scheduled meeting dates and times of the board/commission/committee?

I do not.

Are you willing to make the commitment to be a regular attending member?

I do as long as I have 2 week notice of meetings.

Do you wish your application to be kept on file for future vacancies?

Yes

Signature

IF YOU WISH, PLEASE ATTACH YOUR RESUME. Please Sign to Acknowledge

This document was signed by **Laura Rohde**
on **08/04/2025 13:33:51 (UTC)**

Revised: July 1, 2025

ARTS COUNCIL

KRISTIN COX

Term Expiration: 06/30/26
751 Cassel Creek
Vandalia, OH 45377
937-307-0469
kcox.oh@gmail.com
Appointed: 11/18/19
Reappointed: 06/20/22

JOANNE E. TOWNSEND

Term Expiration: 06/30/26
1019 Crestwood Hills.
Vandalia, OH 45377
(h) 898-6508
(c) 937-231-2874
joannetownsend919@gmail.com
Appointed:
Reappointed: 06/20/22

JUSTIN SPIVEY

Term Expiration: VB Foundation Determines
206 E. National Road
Vandalia, OH 45377
937-409-5608
justin@spiveyphotography.com
Appointed by Vandalia-Butler Foundation:
4/21/2016

Vacant

Term Expiration:

Vacant

Term Expiration:

CANDICE FARST

Term Expiration: 12/31/2025
(Council Representative)
311 Dunnigan Dr.
Vandalia, OH 45377
(h) 890-4646
(c) 266-9066
sevsun@aol.com
Reappointed: 01/02/24

Tara Landis

Term Expiration: 06/30/27
832 Olde Farm Ct
Vandalia, OH 45377
937-545-2434
tlandis1527@gmail.com
Appointed 5/5/25

STEPHANIE WILMOTH

Term Expiration: 06/30/27
1640 Carolina Drive
Vandalia, OH 45377
(w)
(c) 937-475-5223
sawilmoth@hotmail.com
Appointed: 8/21/23
Reappointed: 6/16/25

Mary Zellmer

Term Expiration: 06/30/27
1191 Bailey Ave
Vandalia, OH 45377
937-424-6361
cloudwatcherohio@gmail.com
Appointed 5/19/2026

JUDITH POPE

Term Expiration: 06/30/27
1485 Furman Drive
Vandalia, OH 45377
judithpope@rocketmail.com
(h) 937-576-0103
(c) 937-313-3874
Appointed:
Reappointed: 06/16/25

EDGAR RAPP

Term Expiration: 06/30/26
235 Timberwind Lane
Vandalia, OH 45377
(c) 937-901-6660
elpfrapp@gmail.com
Appointed:
Reappointed: 06/20/22

AARON MESSENGER

(Staff Representative)
City of Vandalia/Vandalia Rec Center
1111 Stonequarry Road
Vandalia, OH 45377
(w) 415-2334
(c) 558-6000
amessenger@vandaliaohio.org

Members are NOT sworn

Term: 2 years

Resolution 20-R-45



Memorandum

To: Mr. Kurt Althouse, City Manager
From: Mrs. Angela Swartz, Deputy Clerk of Council
Date: September 11, 2025
Re: **Boards and Commissions – Appointment**

Attached for Council's review you will find an application for appointment to the Vandalia Planning Commission.

Marcus O'Brien has submitted an application requesting to be appointed to the Vandalia Planning Commission.

There is currently one vacancy on the Vandalia Planning Commission.

After Council reviews said application during the Monday, September 15, 2025, Study Session and meets the candidate, if Council desires, we will include the appointment as an Action Item at the Council Meeting on October 6, 2025, with an Oath of Office to the Planning Commission.

Boards Commission Application

Please take your time to fill out all areas of the application. Be as complete and accurate as possible. If there is a question you are unsure of, leave it blank. If you are notified that a field is required, please complete it to the best of your knowledge before submitting it.

City of Vandalia - BOARDS AND COMMISSIONS APPLICATION

If interested in more than one board, please number in order of preference.

Committee	Preference	Committee	Preference
Bicycle Committee	1	Golf Advisory Board	
Local Board of Tax Appeals		Housing Code Board of Appeals	
Board of Zoning Appeals *	1	Parks & Recreation Advisory Board	
Civil Service Commission *		Planning Commission *	
Community Reinvestment Area Housing Council		Vandalia Development Corporation	
Art Council			

* PLEASE NOTE: Appointment to these City boards & commissions are sworn positions that require you to take an Oath of Office

Personal Information

First Name *	Middle Name	Last Name *
Marcus	E.	O'Brien
Mailing Address *		Apt. #
552 Vista Ave.		
City *	State *	Zip Code *
Vandalia	Ohio	45377
Email Address	Home Phone	Business Phone
marcus.obrien@vbcasd.c	9374098306	9374156655

Why do you wish to be considered for this position?

Contribute to the city and community

Briefly state any specific background or qualifications you may have that would enhance your service on this board/commission/committee.

30 plus years of total construction experience and 10 plus in residential

Please list any past volunteer roles in schools, service clubs, and/or other civic organizations.

N/A

How do you view your role as an active member of the board/commission or committee?

I would offer any and all of the expertise that I have acquired to fulfill the role of committee. I would do whatever is asked of me.

Do you know the scheduled meeting dates and times of the board/commission/committee?

No

Are you willing to make the commitment to be a regular attending member?

Yes

Do you wish your application to be kept on file for future vacancies?

Yes

Signature

IF YOU WISH, PLEASE ATTACH YOUR RESUME. Please Sign to Acknowledge

This document was signed by **Marcus E. O'Brien**
on **05/23/2024 20:44:33 (UTC)**

930 Bright Avenue
Vandalia, Ohio 45377

Marcus O'Brien CFM

marcus.obrien@vbcisd.com
marcus.o@att.net

Office (937) 415-6655
Cell (937) 409-8306

SUMMARY PROFILE

A skilled and experienced manager, offering a consistent record of success in positions that have provided a strong production, financial, supervisory, administrative, project and relationship management background. Influential leader creates collaborative efforts through motivation and accountability. A talented organizer and resourceful problem solver able to adapt to change, exercise sound judgment and coordinate multiple tasks. Is a strong communicator capable of directing and training others, and/or contributing to the collaborative efforts of a team. Reliable, results-oriented and self motivated, with the ability to build productive professional relationships. Attentive to detail and quality-oriented with the ability to plan and prioritize to meet deadlines, quality goals and bottom-line objectives.

Capital Projects
Efficiency Improvement
Workforce Management
Cross-Functional Teams
Production Plans & Schedules
Facilities Management
Preventive Maintenance
Project Development
Facilities Consolidation
Vendor Management
Capital Budget
On-Time Delivery
Construction Management
Safety and Environmental
Project Management
Capital Improvement
Specifications

CAREER HISTORY

Manager
Facility Services/Operations
Vandalia-Butler City Schools

January 2017-Present

- Manage buildings and grounds operations for 550,000 square feet of facilities over 8 buildings and 175 acres over 8 sites
- Member of district wide senior leadership cabinet team
- Manage \$2,500,000.00 operational budget

- Develop and implement projects to ensure capital improvement needs are met
- Maintain the district 10 year operational plan in accordance with the district strategic plan
- Lead district maintenance and custodial staff. Complete performance reviews
- Responsible for personnel hiring, training and development
- Create specifications for and execute all contracted services contracts
- Oversee safety programs and compliance
- Manage the work order system and assign accordingly
- Maintain building automation systems scheduling, monitoring and energy management
- Manage security and access control systems

Regional Manager

Facility Services

Waibel Energy Systems

September 2013-January 2017

- Oversee facility services for K-12 school district accounts
- Mentor and support site facility services managers and staff
- Liaison between the organization and the school district administrations
- Drive energy awareness and management
- Manage budget and communicate results
- Ensure efficient procurement of products and services
- Assist with personnel hiring, training and development
- Coordinate with contracted services to ensure compliance
- Complete quality assurance audits

Project Superintendent

Vandalia-Butler City School District

June 2011 – September 2013

- Coordinate site construction activities for high school renovation, middle school new construction, transportation facility new construction and miscellaneous asset improvement projects for the school district.
- Facilitate site construction progress meetings to ensure production schedule is maintained.
- Partner with Project Manager to ensure project budget is maintained.
- Partner with Engineers to ensure all commissioning items are properly completed.
- Coordinate with Project Liaison to ensure that the needs of the customer are satisfied and transition components are seamlessly achieved.
- Partner with Director of Operations of the school district to train and transition existing maintenance and custodial staff in operation and maintenance of new facilities and components.
- School district contact for coordinating with controls contractor to manage Building Automations Systems.
- School district representative maintaining Building Operators Certification.
- School district first responder for all safety and security related items.

Project Manager

Renovia Services

General contractor focusing on multi-family exterior renovations

October 2009 – June 2011

- Review project specifications, develop estimates and generate proposals.
- Create and issue purchase orders and subcontract agreements.
- Guarantee OSHA compliance through documenting a written safety policy and performing safety training.
- Negotiate and facilitate contracts with suppliers and subcontractors.
- Arrange purchase and delivery of materials.
- Maintain quality control through oversight of trade employees and subcontractors.
- Create and manage production schedules to ensure projects are completed on time and within budget.

Account Transition Manager

July 2009 – October 2009

GCA Services Group

Outsource vendor for multi-faceted facility services

- Transition and operational responsibilities for newly established outsourced facility services for 1.3 million square feet of buildings in an educational environment.
- Manage 2 supervisors, 1 administrative assistant, 9 leads and 50+ personnel covering 4 work shifts.
- Ensure customer satisfaction through timely communication, reporting correspondence, facility services meetings attendance and verbal and written follow up.

Regional Service Manager

December 2004 – April 2009

Associated Estates Realty Corporation

Property Management Company

Manage 40 service managers and employees serving 19 upper class apartment complexes in 3 states (Ohio, Indiana and Georgia). Partner with Vice President and Regional Managers to develop organizational goals.

- Assessed capital improvement needs, and established long- and short-term requirements.
- Advised, mentored, trained and supported all personnel.
- Safety and training management.
- Capital budget development.
- Project management, including developing specifications for work to be done.
- Negotiated and facilitated all contractual agreements with contractors and service providers. Compared proposals for efficient purchasing recommendations.
- Managed contractor communications, scheduling, safety, quality assurance, and contract compliance. Document management. Risk management.

ACCOMPLISHMENTS

- Cost Containment / Cost Reduction: Saved over \$1,000,000 and achieved 2 consecutive years without an insurance claim by leading a team to identify areas for risk management improvement, and developing and implementing an audit program where none existed.
- Leadership: Established uniform application of policies and procedures where none existed through personally conducting regional training.
- Cost Control: Saved the organization 20% (\$250,000) annually through researching and implementing volume purchasing methods.
- Marketing Management: Approach to complete renovations, instead of phased improvements, created marketing impact and disposition enhancement.

Manager – Facility Services

May 1998 – September 2004

Medco Health Solutions

Mail order pharmaceutical distribution and managed care company

Managed Maintenance and Accounts Payable Departments, along with all facility service providers, for a high volume 24 x 7, production pharmaceutical distribution company. Ensured 100% uptime of facility functions. Facilities located in Ohio, Pennsylvania and Virginia.

- Implemented and audited preventive maintenance programs for all facility equipment, services and grounds. Ensured reliability of all critical equipment components (HVAC, Electrical, Mechanical, UPS Systems, Generators, Fire Suppression and Life Safety, Security, Materials Management Equipment and Building Controls Systems).
- Ensured compliance with all local governing bodies and company policies and procedures.
- Partnered with Corporate Reliability Engineering to develop uniform, organization-wide preventive maintenance methods and documentation, including checklists, audit forms and Computerized Maintenance Management Systems.

Marcus O'Brien**Page 3 of 5**

- Participated in the development and oversight of Security, Safety and Environmental programs, including Business Recovery and Emergency Response plans.
- Served as the key resource for fleet vehicles and maintenance, MSDS compliance, DEA, EPA and OSHA communication and filing, ergonomics and work place environment initiatives. RCRA certified in hazardous waste disposal.
- Accountable for capital improvement planning, submittals and implementation for all facilities and grounds. Developed annual maintenance operating budget and controlled budget through the year by managing purchase requests, invoice processing, and material inventory and fulfillment.
- Site contact and project manager for all local and corporate facility initiatives. Ability to read and interpret all forms of construction documents, including AutoCAD. Monitor subcontractors, material providers and regulatory authorities to ensure compliance and work place safety.
- Cross-functional team member partnering with Senior Management, IT, Finance, Production Leadership, Inventory and Distribution to work with a sense of urgency towards achieving business objectives.
- Trained through "Mark of a Leader" program in.

ACCOMPLISHMENTS

- Efficiency Improvement: Created production efficiency gains of 300% by directing the conversion of filling work stations with a zero cost impact.
- Fact-Based Management: Zeroed operational downtime through personal attention to detail in management of critical systems.
- Leadership: Created a well respected team based on professionalism, accountability and a philosophy of customer service.
- Administrative Controls / Accountability: Eliminated maintenance emergency response overtime and created accountability through developing and implementing programs and documentation, resulting in reduced operational costs of over \$100,000 annually.
- Negotiations: Negotiated a new service contract that saved \$200,000 annually.
- Process Improvement: Initiated and led efforts that reduced costs by 60% and provided for just-in-time inventory delivery.

Project Manager

Van Con Construction Inc.

General contractor

Developed and maintained project budgets, job costs, purchase orders and subcontractor agreements, as well as processing and approving payment of invoices.

- Maintained quality control through oversight of trade employees and subcontractors.
- Ensured compliance with local and state regulatory authorities.
- Managed production schedules to assure jobs were done on time and within budget.
- Continued to apply and enhance physical skills through trade applications, equipment operation etc...

Field Foreman

Jacobe Brothers Construction Company

General contractor

- Developed knowledge and physical skill sets in all aspects of construction and skilled trades.
- Developed skills necessary to progress from laborer to management.
- Organized and led crews of tradesmen in all aspects of building construction.

EDUCATION & TRAINING

Building Operator Certification 2018
Active Shooter for Educators Training 2015
Crown Lift Trucks Train the Trainer 2012
Certified Six Sigma Green Belt, 2003
Universal EPA Certification, 2005
Mark of a Leader Program, 2003
Performance management, coaching and team building
The Complete Course on Facilities Management, 2000
RCRA Hazardous Waste Program Management, September 1999
AutoCAD 2000 for Windows Basics, February 2001
WAVE training, February 1999
Lift Truck Operator Training, December 1998

CERTIFICATIONS

CFM - Certified Facility Manager
Member – Dayton Chapter of International Facility Managers Association

REFERENCES

Brad Neavin
Account Executive
Energy Optimizers USA
Cell: (937) 533-0625
Bneavin@energyoptusa.com

Mark Barhorst
Director of Operations/HR
Troy City Schools
Office: (937) 332-6003
Barhorst-m@troy.k12.oh.us

Christy Donnelly
Educational Assessment Team Coordinator
Montgomery County Organizational Service Center
Office: (937) 236-9965 Ext. 2210
Cell: (937) 241-3945

Bill Hibner
Project Manager
Oberer Thompson
Cell: (937) 231-4010
billhibner@sbcglobal.net

Chris Gremling
Project Engineer
Wright State University
Cell: (937) 245-1151
Chris.Gremling@gmail.com

PLANNING COMMISSION

VACANT As of 06/30/25		VACANT David Arnold resigned 9/21/25 Will fill David's Term <i>Appointed 6/16/25</i>	06/30/28
Kristin Cox 751 Cassel Creek Vandalia, OH 45377 Cell: (937) 307-0469 kcox.oh@gmail.com <i>Appointed: 12/02/19</i> <i>Reappointed 6/20/22</i>	06/30/28	Lucious Plant 2330 Cheviot Hills Lane Vandalia, OH 45377 937-454-1607 Luciousplant@gmail.com <i>Appointed 07/17/23</i>	06/30/26
Robert Hussong 126 Inverness Avenue Vandalia, OH 45377 Home: (937) 454-5371 Business: (937) 626-2852 pastorhussong@gmail.com <i>Appointed 7/7/25</i>	06/30/28	Staff Representative Mike Hammes (937) 415-2301	

Members are sworn

Term: 3 years

Meetings held second and fourth Tuesday of each month at 6:00 p.m.

*The Planning Commission was created by Ordinance # 86-13

CITY OF VANDALIA
MONTGOMERY COUNTY, OHIO
RESOLUTION 25-R-42

A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A DEBT COLLECTION AGREEMENT WITH THE OHIO ATTORNEY GENERAL'S OFFICE FOR THE COLLECTION OF DELINQUENT TAX DEBT.

WHEREAS, the Ohio Attorney General, Collections Enforcement Unit, offers debt collection services to local political subdivisions for the purpose of collecting delinquent taxes; and

WHEREAS, the City of Vandalia has identified a need for the services of the Ohio Attorney General for the collection of delinquent debt, which is provided at no cost to the city; and

WHEREAS, this council finds that utilization of the services provided by the Ohio Attorney General, with debt collection, is in the best interest of the City.

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

Section 1. The City Manager is hereby authorized to negotiate and enter into a Debt Collection Agreement with the Ohio Attorney General substantially on the terms set forth in the agreement as attached hereto as Exhibit 1.

Section 2. 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 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 3. This Resolution shall become effective immediately upon its passage.

PASSED this 6th day of October, 2025.

APPROVED:

Richard Herbst, Mayor

ATTEST:

Kurt E. Althouse, City Manager

Memo



To: Bridgette Leiter, Director of Finance

From: Emily Huwer, Tax Supervisor

Date: August 18, 2025

Re: Resolution to Partner with the Ohio Attorney General's Office

1. The proposed Resolution to enter into a debt collection agreement with the Ohio Attorney General's Office would provide another opportunity for collection of delinquent income tax at no cost to the City.
 - a. The Attorney General collection costs of 10% pursuant to Ohio Revised Code Ch.109.08 are passed onto the debtor as an additional obligation to the debtor.
 - b. If the Attorney General hires a third-party vendor or appoints special counsel for collection, any additional incurred fees are passed onto the debtor as well.
2. Account and balance information is loaded into a secure FTP site at the City's discretion, as frequently as the City chooses.
 - a. There is no limit to the quantity of accounts submitted for collection.
 - b. Debt must be less than ten years old and must exceed \$100 per debtor.
 - c. Debt involved in a bankruptcy cannot be collected by the Attorney General.
3. Payments are distributed electronically on a weekly basis into an account designated by the City, and reports are automatically generated for proper distribution of those payments.
4. The City of Vandalia currently administers Attorney General income tax debt collection for the City of Brookville, and the office is familiar with the policies and procedures.
5. Debt collection through the Vandalia Municipal Court is effective, but with a two-year statute of limitations for criminal prosecution, filing a case in that window can be difficult for some accounts. Taxpayers may enter into a payment plan agreement and remit partial payments, then later default on that payment plan. If the balance remains unpaid but the date extends beyond two years after the return was filed, the City cannot pursue that remaining balance in court. Utilizing the Attorney General allows the City to extend the collection window another eight years, thus increasing fiscal sustainability for the City of Vandalia.

CITY OF VANDALIA
MONTGOMERY COUNTY, OHIO
RESOLUTION 25-R-43

**A RESOLUTION APPROVING A FINANCIAL CONTRIBUTION TO THE VANDALIA
DEVELOPMENT CORPORATION**

WHEREAS, the City of Vandalia has authority to exercise all powers of local self government, including powers expressed or implied in the Charter of the City of Vandalia and may exercise all other powers which are possible under the constitution and laws of the State of Ohio; and

WHEREAS, pursuant to Section 10.13 of the City Charter, the City Council has the exclusive authority to determine the management and deposit of all municipal funds except those funds that are preempted by general law; and

WHEREAS, the City has sufficient revenue that is not generated from taxes from which it can contribute to the Vandalia Development Corporation;

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

Section 1. Council hereby approves a contribution to the Vandalia Development Corporation fund in the amount of \$100,000 to be used by the Vandalia Development Corporation for the creation and/of retention of economic development of the City.

Section 2. Council determines and finds that the contribution to the Vandalia Development Corporation as authorized by this resolution is a public purpose as such contribution will assist with the creation and/of retention of economic development of the City.

Section 3. 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 4. This resolution shall become effective immediately upon its passage.

Passed this 6th day of October, 2025.

APPROVED:

Richard Herbst, Mayor

ATTEST:

Kurt E. Althouse
Clerk of Council



To: Kurt Althouse
From: Rob Cron
Date: September 10, 2025
Subject: Contribution to the Vandalia Development Corporation

For many years, the City has appropriated \$100,000 annually to contribute to the Vandalia Development Corporation (VDC) for use in incentivizing economic development projects. The VDC typically leverages these incentives in coordination with the Montgomery County Economic Development/Government Grant program (EDGE), the Dayton Development Coalition, and JobsOhio.

In the past, contributions to the VDC were made only when there was an active project under consideration. However, with the discontinuation of the EDGE program this year, fewer incentives are now available to support prospective developments. In addition, many projects move quickly and require timely responses to incentive requests.

I propose that we contribute the \$100,000 appropriated in this year's budget directly to the VDC for use in economic development assistance and incentives. This would allow the VDC to approve the distribution of funds by majority vote at its meetings, ensuring a quicker turnaround for prospective developments. Meetings may be called at any time by the chairman. Two City Council Members do serve on the VDC board as required by the by laws.

CITY OF VANDALIA
MONTGOMERY COUNTY, OHIO

ORDINANCE 25-24

**AN ORDINANCE AMENDING THE CITY OF VANDALIA PARKS AND RECREATION FEE
SCHEDULE**

WHEREAS, Council has received a memorandum from Alicia McCracken, Director of Parks and Recreation, recommending Council amend the Parks and Recreation Fees; and

WHEREAS, based on current Citywide policy goals, extensive fee research, budget comparisons, and a cost recovery analysis staff recommends the Parks and Recreation fee schedule attached and titled Exhibit A; and

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

Section 1. The Parks and Recreation fee schedule attached as Exhibit A and incorporated herein by this reference is hereby adopted by City Council

Section 2. The Parks and Recreation Director, with the approval of the City Manager, may establish special promotional rates and fees.

Section 3. 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 4. 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

Exhibit A

VSC

Membership Fees

Current Membership Fee		
Category	Resident	Non-Resident
Single	\$15	\$20
Married	\$25	\$35

2026 Membership Fee		
Category	Resident	Non-Resident
Single	\$20	\$30
Married	\$30	\$45

FEE PROPOSALS

Vandalia Recreation Center Membership Rates

Current Membership Rates			
Category	Resident	Business	Non-Resident
Family	\$499	\$578	\$656
Dual	\$415	\$490	\$568
Senior Dual	\$350	\$415	\$470
Adult	\$310	\$380	\$436
Senior Adult	\$263	\$358	\$414
Youth	\$152	\$215	\$270

VRC Membership Fees

Proposed Standard Membership Fee - 2025		
Category	Resident/Taxpayer	Non-Resident
Family	\$524	\$689
Dual	\$436	\$596
Senior Dual	\$368	\$494
Adult	\$326	\$458
Senior Adult	\$276	\$435
Youth	\$160	\$284

5% increase in 2026; 2% annually starting in 2027

Proposed Premium Membership Fee - 2025		
Category	Resident/Taxpayer	Non-Resident
Family	\$624	\$832
Dual	\$546	\$728
Senior Dual	\$478	\$637
Adult	\$436	\$581
Senior Adult	\$386	\$514
Youth	\$270	\$360

Effective January 1, 2026, a Premium Membership will be available. Premium memberships include unlimited group fitness classes, child care, and climbing wall.

- Effective January 1, 2026, Premium membership passes included unlimited group fitness classes, child care, climbing wall.

VRC Daily Admissions

Current Daily Admission Rates - 2025		
Daily Admissions	Resident	Non-Resident
	\$5	\$8

Proposed Daily Admission Rates - 2026		
Daily Admissions	Resident	Non-Resident
	\$7	\$10



To: Kurt Althouse, City Manager

From: Alicia McCracken, Parks & Recreation Director

Subject: Parks & Recreation Fees Proposal

Date: September 8, 2025

Purpose

This memo is to provide information to City Council for the September 15, 2025, Council Study Session relating to Parks & Recreation Department Fees. I am providing historical breakdowns, cost recovery analysis and recommendations to update user fees for Vandalia Senior Center and the Vandalia Recreation Center.

The fee proposal includes combining the resident and business categories into one resident/taxpayer category for VRC memberships. Therefore, the categories will be uniform throughout the Parks and Recreation Department with resident/taxpayer and non-resident. Daily admissions will remain based on residency and non-residency.

Summary

In the attachment you will find the presentation given to Council at the retreat in July and presented to the Parks and Recreation Advisory Board where they approved the proposed rates.

The Parks and Recreation Department took into consideration Council and Park and Recreation Advisory Board feedback to propose the attached rates.

Following a comprehensive review of the Vandalia Senior Center and Vandalia Recreation Center fees—considering policy goals, historical context, research, cost recovery analysis, and overall financial sustainability—I recommend that City Council approve the updated rates and fees as proposed.

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



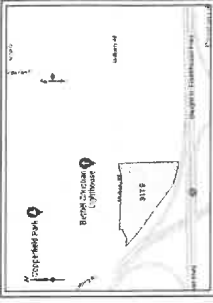
REVISION DESCRIPTION

NO. DATE

DDC MANAGEMENT, LLC.
COPPERFIELD TOWNS

TITLE SHEET

ISSUE	1
PRELIMINARY PLAN	01/25/22
JOB NO.	78252
DESIGNER	JEE
DRAWN	SJS
CHECKED	JEE
SHEET NO.	1



VICINITY MAP
NTS

OWNER(S)
COPPERFIELD LLC
3150 REPUBLIC BLVD N UNIT 3
TOLEDO, OH 43615

DEVELOPER
DDC MANAGEMENT
3801 RIGBY ROAD, SUITE 300
MANSBURG, OH 45342
P.H. (837) 610-1500

ENGINEER/SURVEYOR
CESO, INC.
3601 RIGBY ROAD, SUITE 300
MANSBURG, OH 45342
P.H. (837) 435-8364
JUSTIN ELAM, P.E.

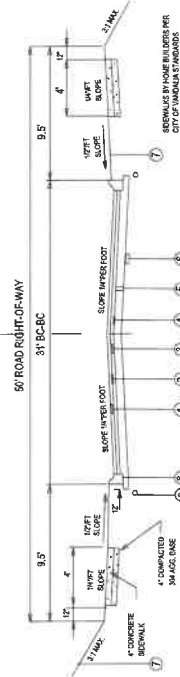
AREA MAP
SCALE: 1" = 100'



DATE
01/25/22

- 1 ITEM 418 ASPHALT CONCRETE (1" SURFACE COURSE) PPA-22
- 2 ITEM 417 18" TACK COAT @ 1.5 GAL/SY.
- 3 ITEM 416 ASPHALTIC CONCRETE (1" 1/2" EXISTING COURSE) PPA-22
- 4 ITEM 415 18" TACK COAT @ 1.5 GAL/SY @ 1.5 GAL/SY TO BE APPLIED IMMEDIATELY AFTER ITEM 3.
- 5 ITEM 304 AGGREGATE BASE (1")
- 6 ITEM 203 SUBGRADE COMPACTION
- 7 ITEM 104 SETTING AND MILLING
- 8 TYPE "C" CORNER BARBERS CURB AND GUTTER PER CITY OF VANDALIA CONCRETE CURB DETAILS
- 9 PREPARED INTERSECTION SHAPED @ 60:1 SLOPE

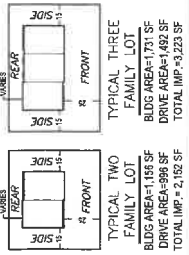
PRELIMINARY PLAN COPPERFIELD TOWNS SECTIONS 20, TOWN 3, RANGE 6E M.R.S. CITY OF VANDALIA MONTGOMERY COUNTY, OHIO



- NOTES**
- SANITARY TO BE TIED INTO CITY OF VANDALIA SYSTEM
 - WATER TO BE INSTALLED AND CONNECTED TO CITY OF VANDALIA SYSTEM
 - ELECTRIC TO BE SUPPLIED BY AES OHIO.
 - ALL PUBLIC STREETS TO BE CONSTRUCTED OF TRANSPORTATION "CONSTRUCTION AND MATERIAL SPECIFICATIONS" AT THE TIME OF ORIGINAL PRELIMINARY PLAN APPROVAL
 - PROPOSED USE: MULTI-FAMILY RESIDENTIAL DEVELOPMENT
 - CONCRETE WALK TO BE INSTALLED
 - STORM WATER MANAGEMENT TO COMPLY WITH CITY OF VANDALIA STANDARDS AND THE OSPA
 - EXISTING ZONING: A - RESIDENTIAL
 - PROPOSED ZONING: PUD - PLANNED UNIT DEVELOPMENT

CIVIL	DESCRIPTION
1	TITLE SHEET
2	EXISTING CONDITIONS PLAN
3	LOFT PLAN
4	LANDSCAPE PLAN
5	SITE LANDSCAPE PLAN
6	LANDSCAPE DETAIL 1 & 2
7	ENTRY SIGN

SITE DATA TABLE	
OVERALL AREA	11.35 ACRES
UNIT COUNT	87
DENSITY	7.66 UNITS/ACRE
OPEN SPACE (GROSS)	3.35 AC (29.8%)
OPEN SPACE (NET)	2.45 AC (21.6%)
STREET LENGTH	1782'





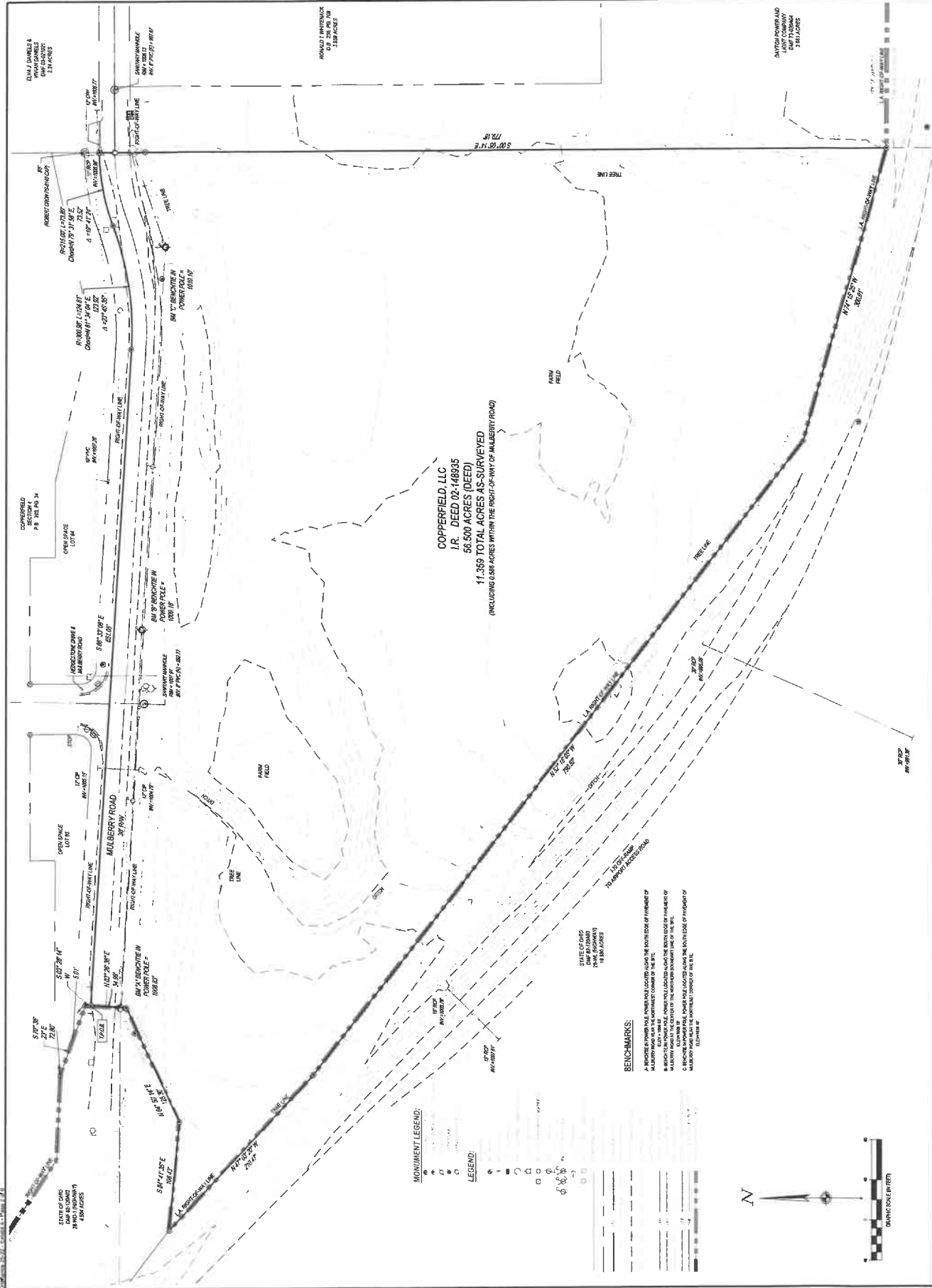
—

SARANTY BARNOLE
1000 • TEL 13
WWW.PACIS-80187

[illegible]

DAYTON POWER AND
LIGHT COMPANY
DAF T3-000A04
3 881 AGRES

Figure 1 shows a schematic diagram of the experimental setup. A subject is seated at a table, viewing a video screen. A camera is positioned above the screen. A target is placed on the table. A ruler is used to measure the distance from the subject's hand to the target. The distance is labeled as 10 cm.



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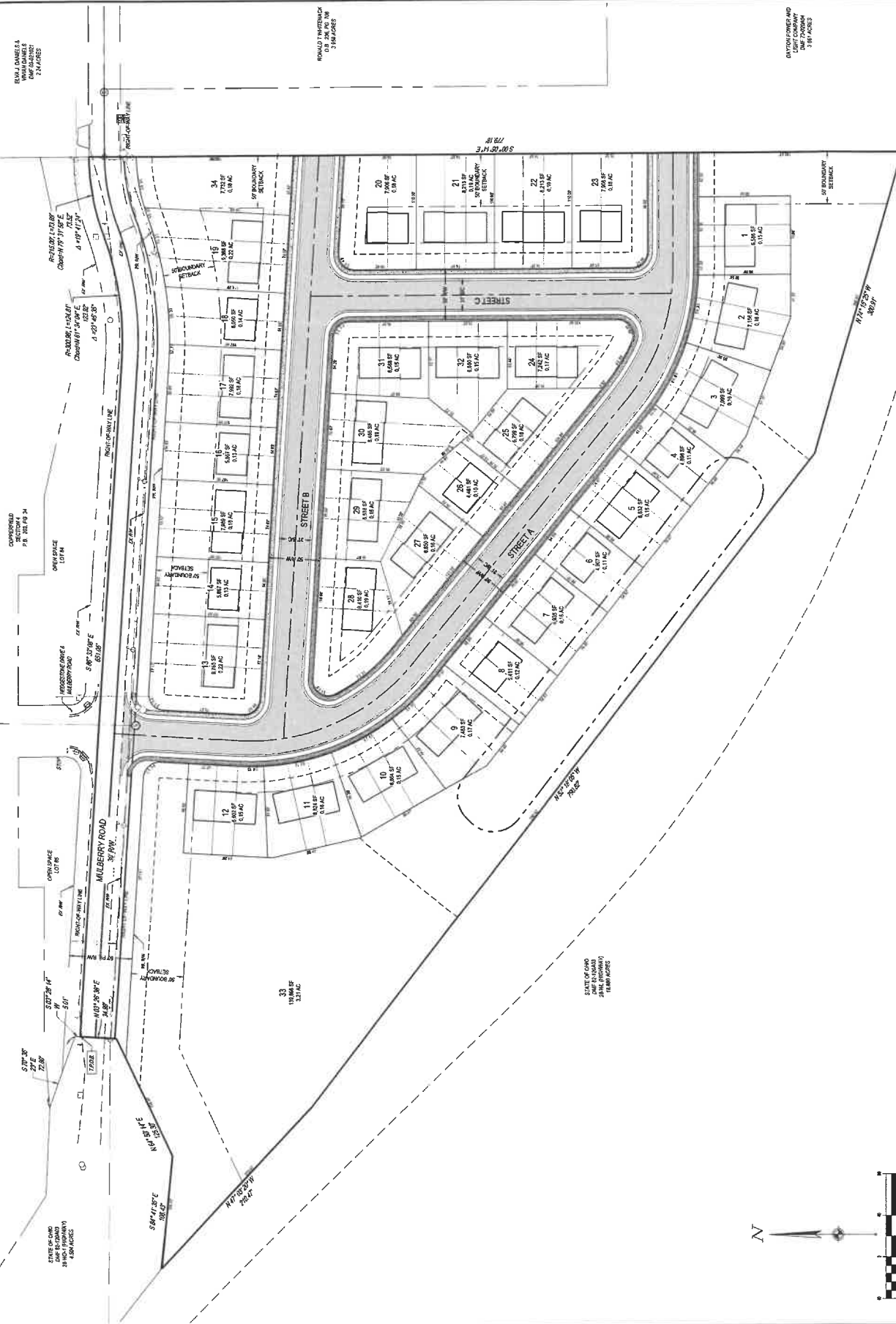
NO.	DATE	REVISION DESCRIPTION
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DDC MANAGEMENT, LLC.
COPPERFIELD
TOWNS

LAYOUT PLAN

ISSUE:	754257
PRELIMINARY PLAN	JEE
DATE:	SJS
01/2/2022	JEE
JOB NO.:	
DESIGN:	
DRAWN:	
CHECKED:	
SHEET NO.	

DAYTON POWER AND
LIGHT COMPANY
DMEF 73-000404
3 661 ACRES



STATE OF OHIO
COUNTY OF CUYAHOGA
JAMES H. HUGHES
CLERK

STATE OF OHIO
DWF: 82-120A03
BWD-1 (RIGHTWAY)
4.504 ACRES

17. *Journal of the American Medical Association*, 273, 1995, 1033-1037.

3

30

1

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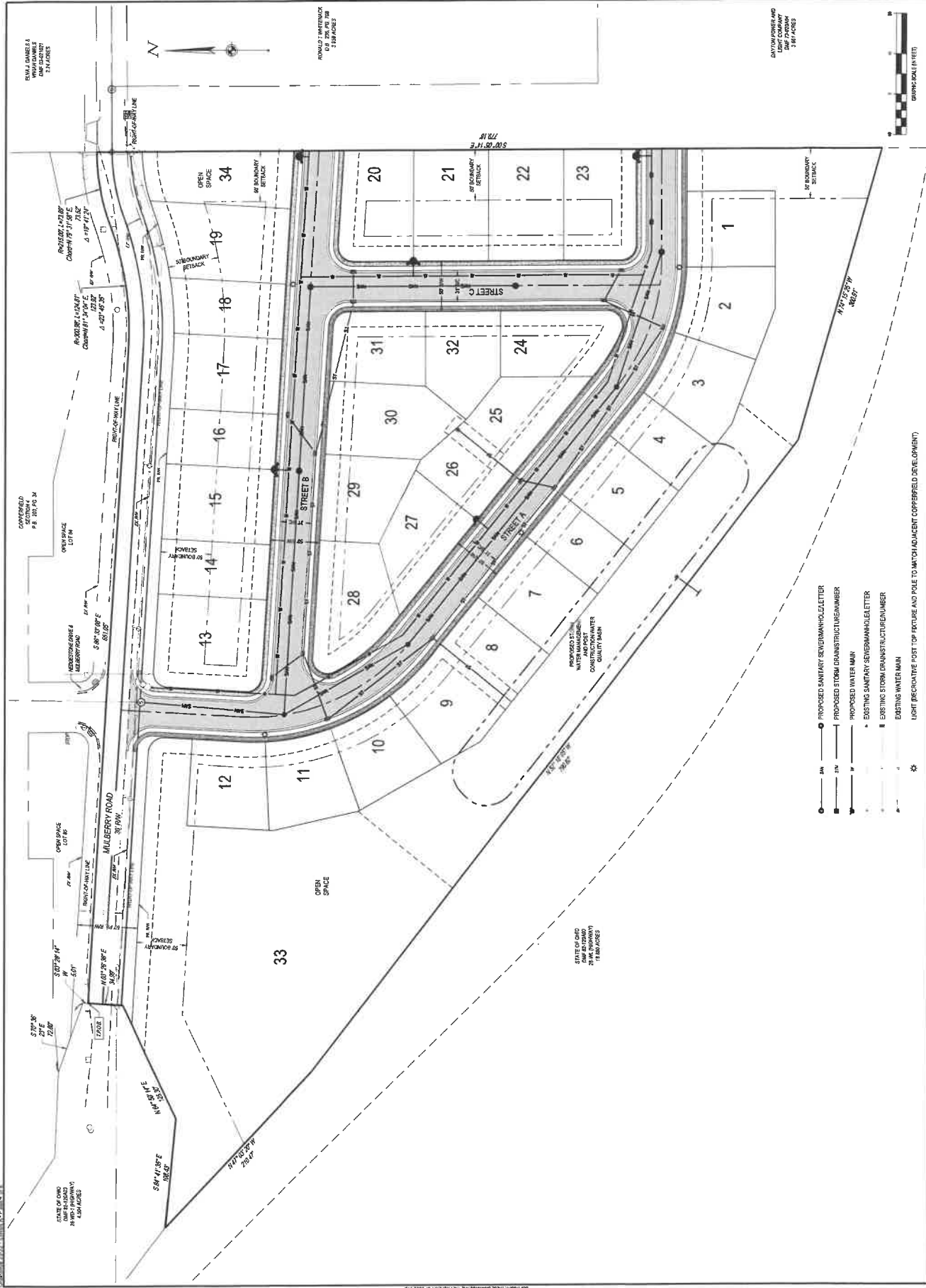
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CONFIDENTIAL

10





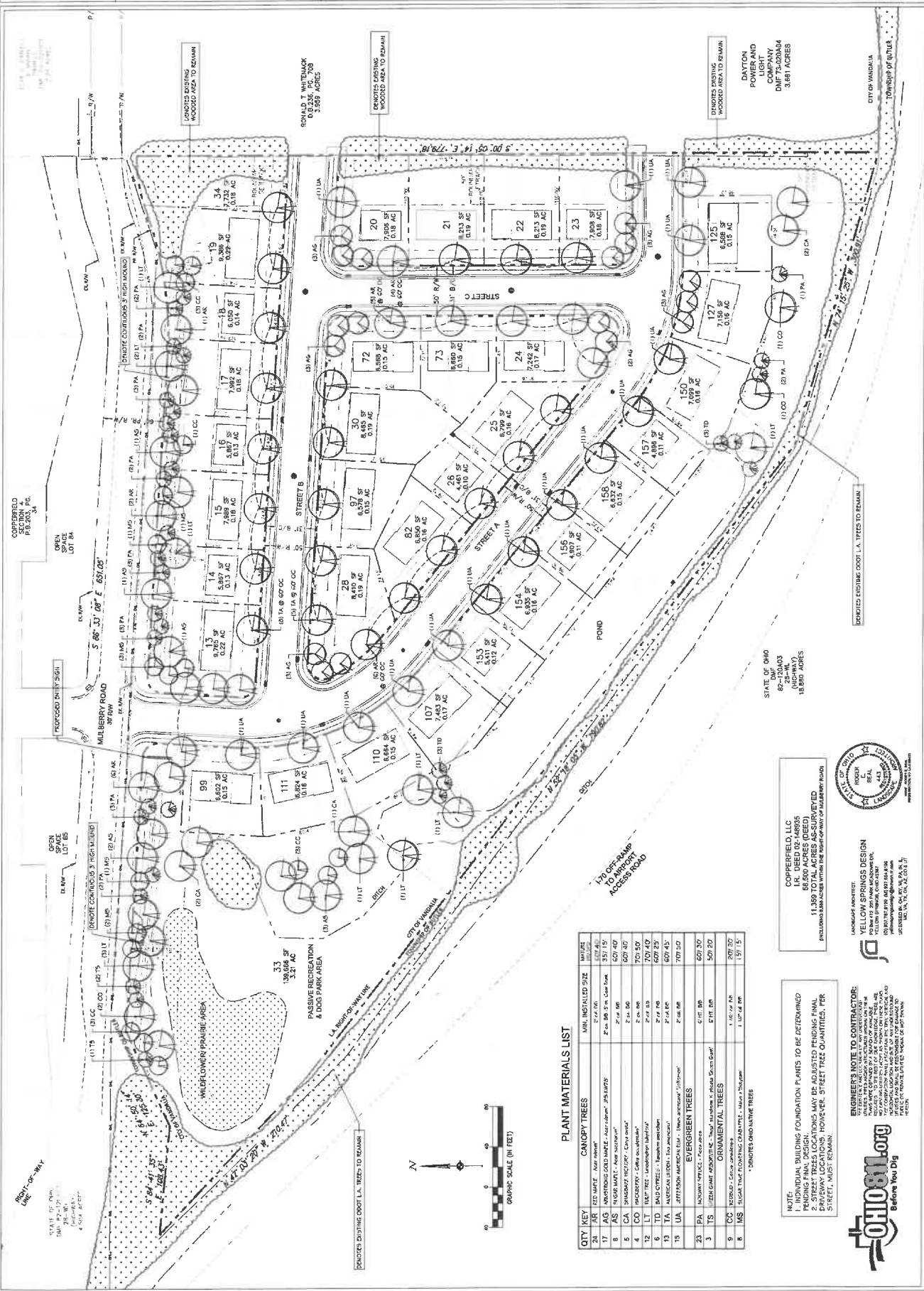
REVISION DESCRIPTION

NO. DATE

DDC MANAGEMENT, LLC.
COPPERFIELD TOWNS
VANADIA, OHIO

SITE
LANDSCAPE
PLAN

ISSUE
PRELIMINARY PLAN
JOB NO.: 758237
DESIGN: REB
DRAWN: REB
CHECKED: REB
SHEET NO. 5



PLANT MATERIALS LIST

QTY	KEY	CANOPY TREES	MIN. INSTALLED SIZE	NATIVE
24	AR	RED MAPLE - 'Royal Weymouth'	2" x 4' x 6'	YES
17	AG	AMERICAN GOLD MAPLE - 'Aurum' / 'Aurum' / 'Aurum'	2" x 4' x 6'	YES
8	AS	FLORIDA WHITE - 'Alice's Garden'	2" x 4' x 6'	YES
6	CA	SHADYBARK - 'Shadybark'	2" x 4' x 6'	YES
4	CO	SHADYBARK - 'Shadybark'	2" x 4' x 6'	YES
12	DO	SHADYBARK - 'Shadybark'	2" x 4' x 6'	YES
6	TD	SHADYBARK - 'Shadybark'	2" x 4' x 6'	YES
13	TA	SHADYBARK - 'Shadybark'	2" x 4' x 6'	YES
15	UA	SHADYBARK - 'Shadybark'	2" x 4' x 6'	YES
23	PA	SHADYBARK - 'Shadybark'	2" x 4' x 6'	YES
3	TS	SHADYBARK - 'Shadybark'	2" x 4' x 6'	YES
9	CC	SHADYBARK - 'Shadybark'	2" x 4' x 6'	YES
8	MS	SHADYBARK - 'Shadybark'	2" x 4' x 6'	YES

NOTE:
1. INDIVIDUAL BUILDING FOUNDATION PLANTS TO BE DETERMINED
2. STREET TREES LOCATIONS MAY BE ADJUSTED PER SITE
DRIVEWAY LOCATIONS, HOWEVER, STREET TREE QUANTITIES, PER
STREET, MUST REMAIN.



COPPERFIELD, LLC
11,350 TOTAL ACRES AS SURVEYED
ENCLOSURE 300 ACRES WITHIN THE RIGHT-OF-WAY OF ALBANY ROAD

STATE OF OHIO
82-120403
28-MAY-10
18,800 ACRES

DAYTON
POWER AND
LIGHT
CITY
DNF 75-020A04
3.681 ACRES

CITY OF VANADIA
TOWNSHIP OF BUTLER

[illegible][illegible]

DO NOT PRINT OR CHANGE
PAGE OR PAGE

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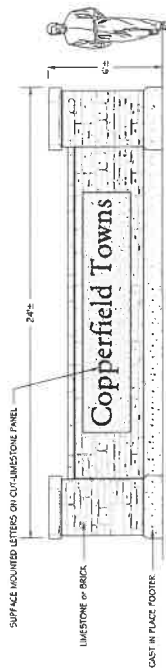
NO.	DATE	1
		2
		3
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		8
		9
		10

COPPERFIELD
TOWNS
VANDALIA, OHIO

LANDSCAPE
DETAILS &
ENTRY SIGN

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

-45-



DOUBLE-SIDED ENTRANCE SIGN CONCEPT



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YELLOW SPRINGS, OHIO 45387
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MO, VA, TX, DE, AZ, CO & UT

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	7.5	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.

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

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	7.5	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

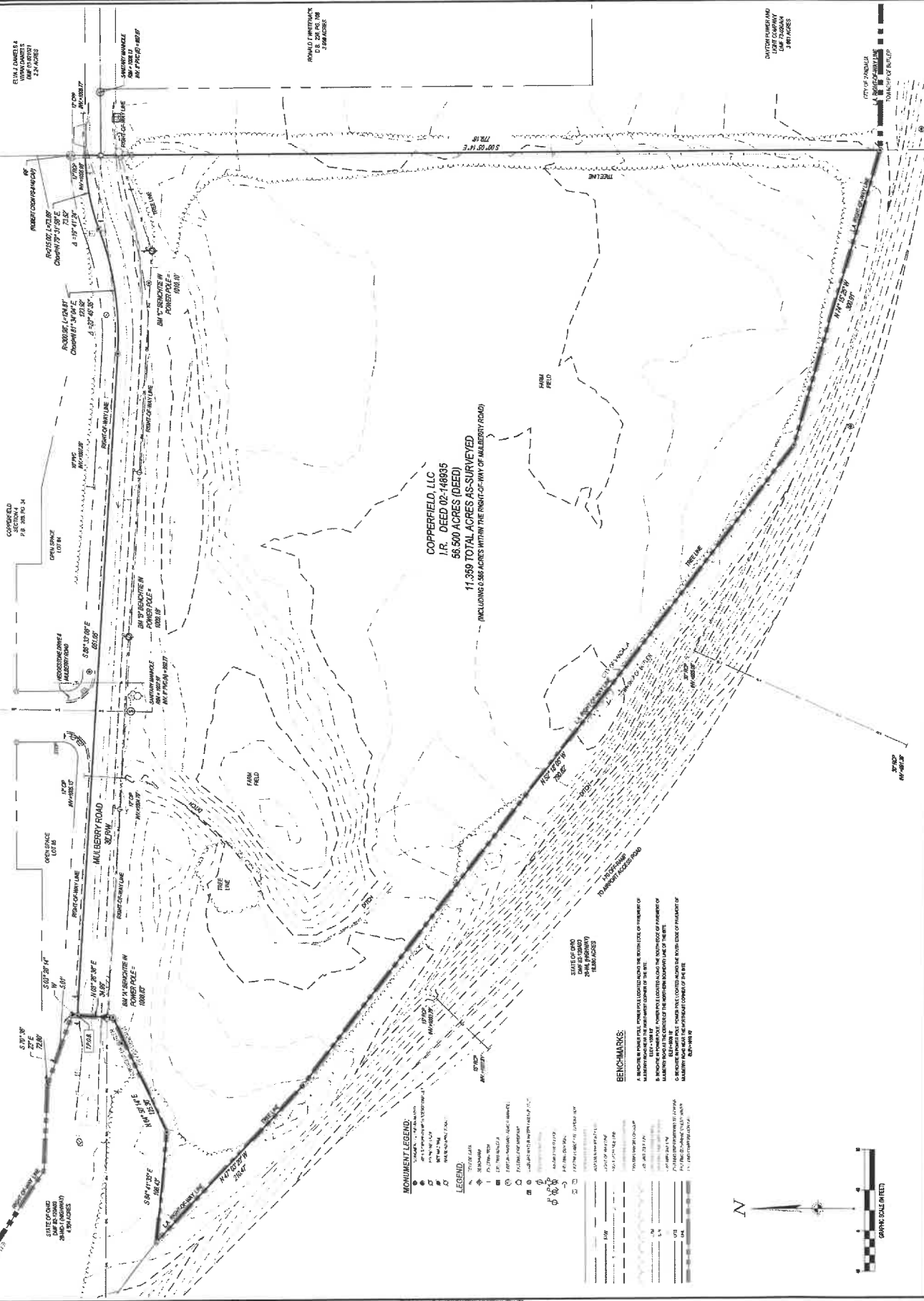
NO. DATE

REVISION 1
DATE 01/15/2018
BY J. J. JONES

DDC MANAGEMENT, LLC
COPPERFIELD TOWNS

EXISTING
CONDITIONS
PLAN

ISSUE
PRELIMINARY PLAN
DATE 01/15/2018
JOB NO. 750267
DESIGN: JEE
DRAWN: SJS
CHECKED: JEE
SHEET NO. 2



MONUMENT LEGEND:

- 1. IRON PIPES
- 2. IRON RODS
- 3. IRON NAILS
- 4. IRON BOLTS
- 5. IRON WIRE
- 6. IRON CHAINS
- 7. IRON CABLES
- 8. IRON TAPES
- 9. IRON STRIPS
- 10. IRON PLATES
- 11. IRON BRACKETS
- 12. IRON CLIPS
- 13. IRON SCREWS
- 14. IRON NUTS
- 15. IRON WASHERS
- 16. IRON RIVETS
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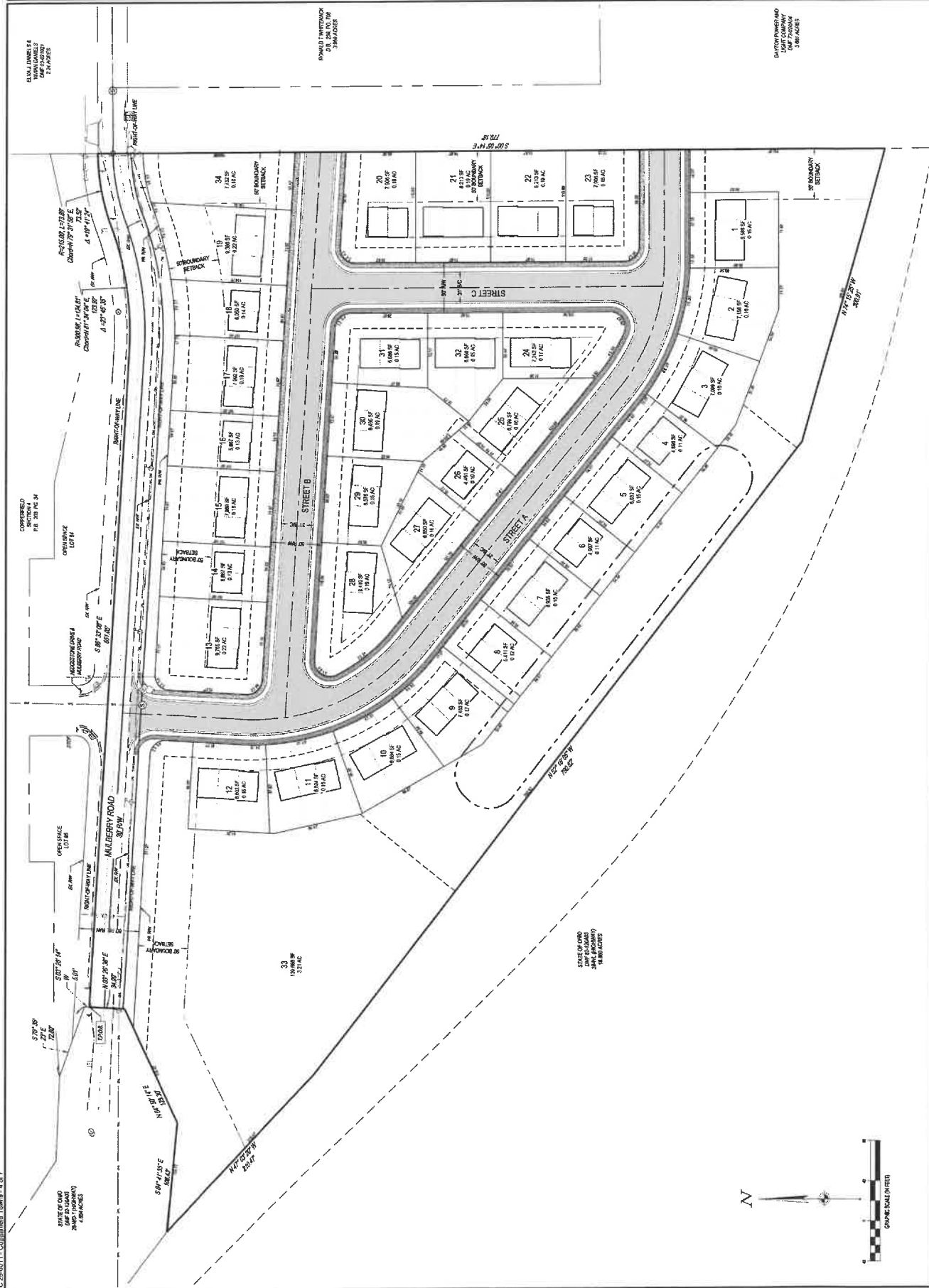
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DDC MANAGEMENT, LLC.
COPPERFIELD
TOWNS

LAYOUT PLAN

ISSUE:	
PRELIMINARY PLAN	
DATE:	
01/20/22	
JOB NO.:	758257
DESIGN:	JEE
RAWN:	SJS
CHECKED:	JEE
SHEET NO.	3

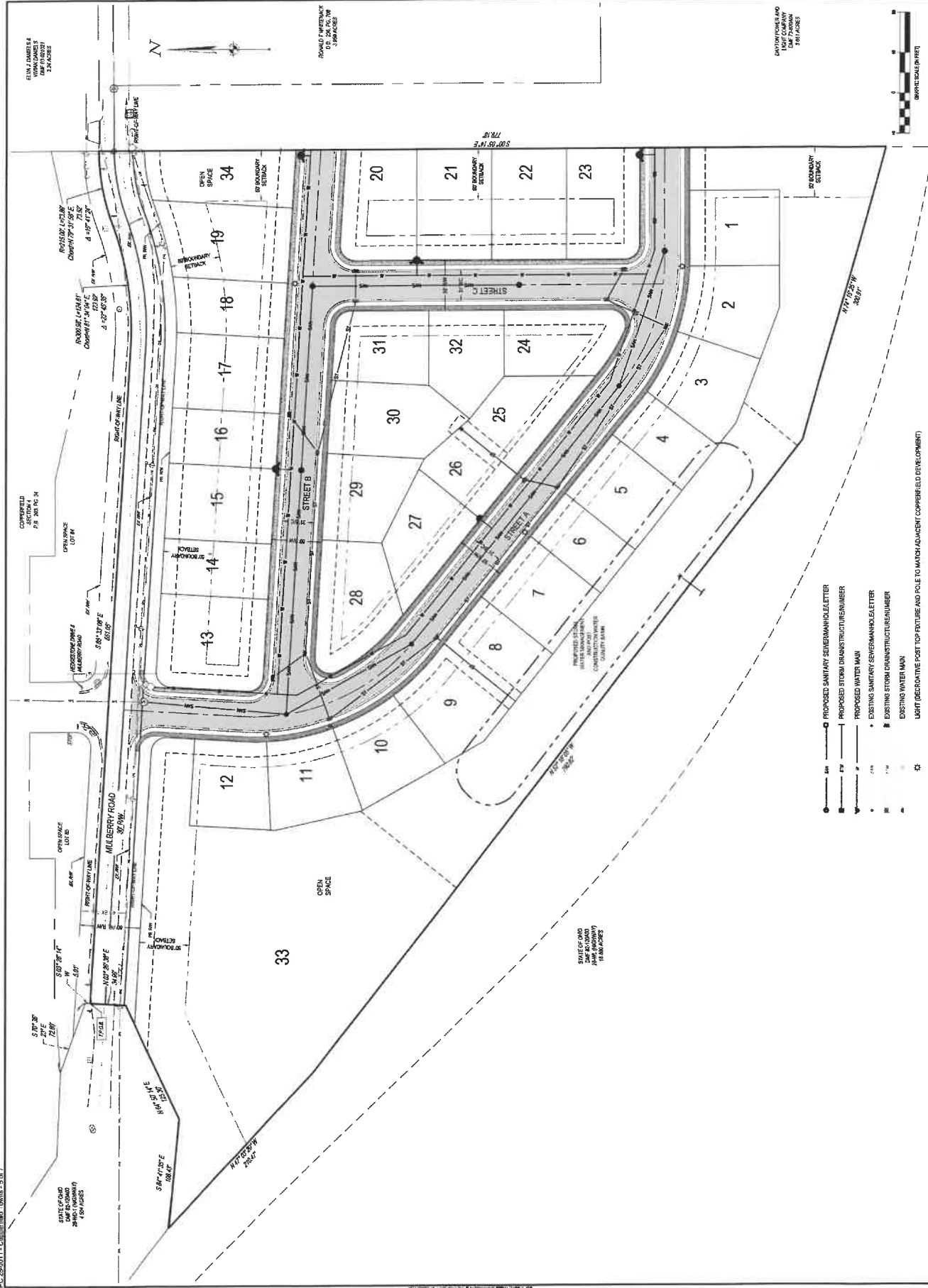


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COPPERFIELD TOWNS

UTILITY PLAN

ISSUE:	PRELIMINARY PLAN
DATE:	01/20/22
DWG NO.:	75&657
DESIGN:	JEE
DRAWN:	SJS
CHECKED:	JEE
SHEET NO.	1



✱ LIGHT (DEGRADING POST TOP FIXTURE AND POLE TO MATCH ADJACENT COPPERFIELD DEVELOPMENT)

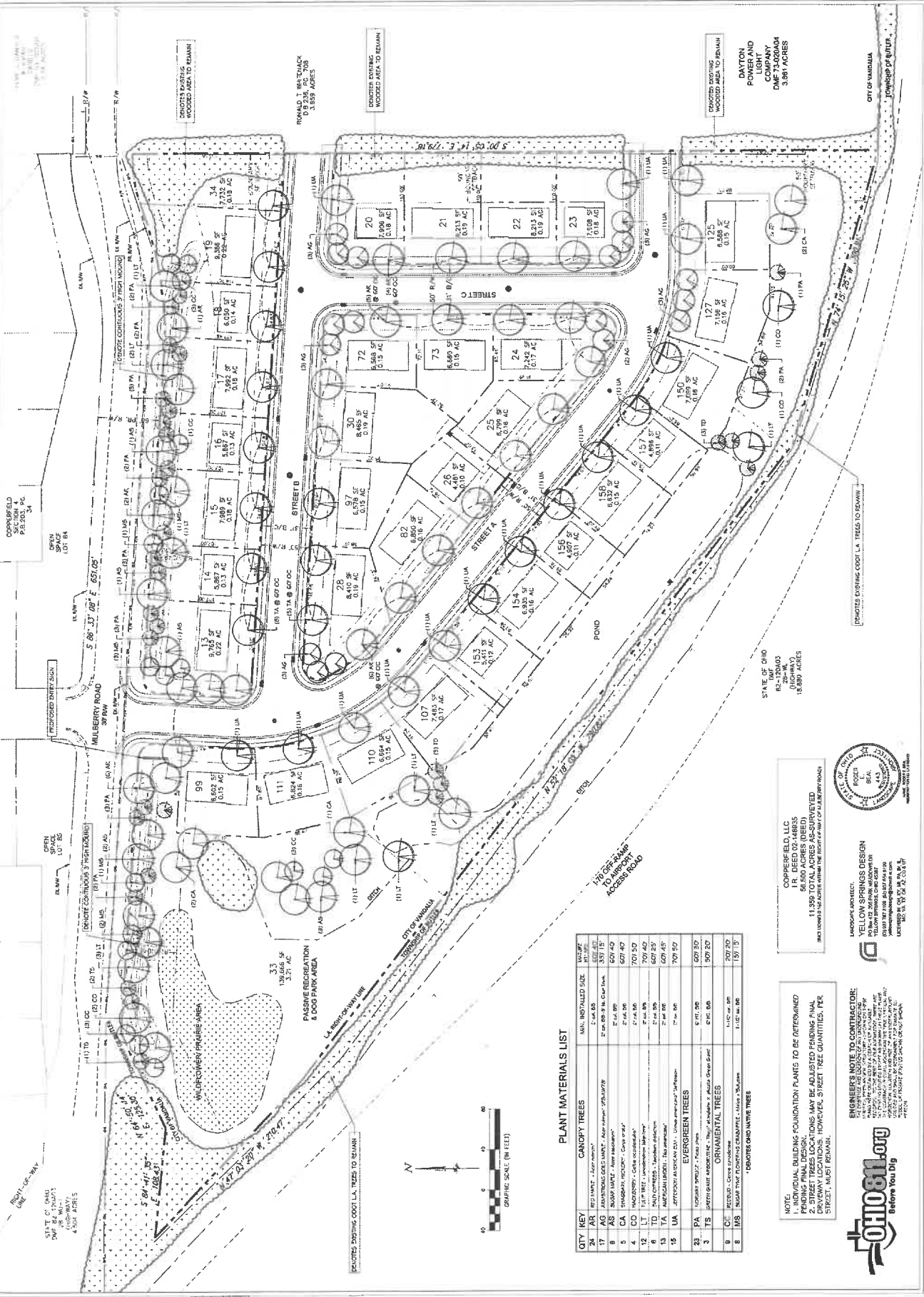


CESO
www.ceso.com

DDC MANAGEMENT, LLC.
COPPERFIELD
TOWNS

SITE
LANDSCAPE
PLAN

PRELIMINARY PLAN
JOB NO.: 79227
DATE: 01/01/22
DRAWN: REB
CHECKED: REB
SHEET NO. 5



PLANT MATERIALS LIST

QTY	KEY	MIN. INSTALLED SIZE	W. SPEC.
24	AR	RED WAX - 10' x 10'	W. SPEC.
17	AS	AMERICAN DOG WAX - 10' x 10'	W. SPEC.
8	BA	BALTIMORE DOG WAX - 10' x 10'	W. SPEC.
5	CA	CALIFORNIA DOG WAX - 10' x 10'	W. SPEC.
3	DA	DALLAS DOG WAX - 10' x 10'	W. SPEC.
12	EA	EL PASO DOG WAX - 10' x 10'	W. SPEC.
12	FA	FALLS DOG WAX - 10' x 10'	W. SPEC.
13	GA	GALVESTON DOG WAX - 10' x 10'	W. SPEC.
15	HA	HARTFORD DOG WAX - 10' x 10'	W. SPEC.
23	IA	INDIANAPOLIS DOG WAX - 10' x 10'	W. SPEC.
3	JA	JACKSON DOG WAX - 10' x 10'	W. SPEC.
3	KA	KANSAS DOG WAX - 10' x 10'	W. SPEC.
9	LA	LANSING DOG WAX - 10' x 10'	W. SPEC.
8	MA	MADISON DOG WAX - 10' x 10'	W. SPEC.

NOTE: INDIVIDUAL BUILDING FOUNDATION PLANTS TO BE DETERMINED BY THE ARCHITECT. FINAL PLANTING LOCATIONS MAY BE ADJUSTED BASED ON FINAL STREET LAYOUTS. HOWEVER, STREET TREE QUANTITIES, PER STREET, MUST REMAIN.

ENGINEER'S NOTE TO CONTRACTOR:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL EXISTING TREES AND PLANTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL EXISTING LANDSCAPE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL EXISTING INFRASTRUCTURE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL EXISTING TREES AND PLANTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL EXISTING LANDSCAPE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL EXISTING INFRASTRUCTURE.



COPPERFIELD, LLC
11,359 TOTAL ACRES AS-SURVEYED
56,800 ACRES (REED)
REED 10,000 ACRES WITHIN THE RIGHT-OF-WAY OF MULBERRY ROAD

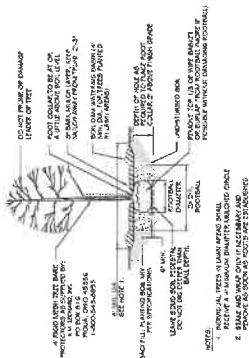
LANDSCAPE ARCHITECT
YELLOW SPRINGS DESIGN
PO BOX 127 702 PM RD 100 N
YELLOW SPRINGS OH 43084
www.yellowspringdesign.com
LICENSED IN OH, CO, IN, MI, PA, WV



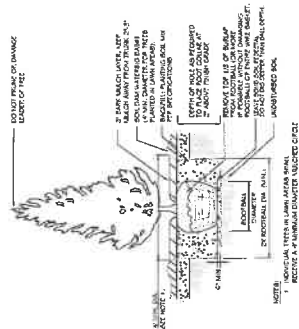
GENERAL LANDSCAPE REQUIREMENTS

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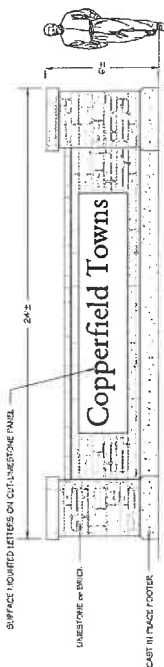
PLANT INSTALLATION DETAILS



SHADE TREE PLANTING DETAIL



EVERGREEN TREE PLANTING DETAIL



DOUBLE-SIDED ENTRANCE SIGN CONCEPT



LANDSCAPE ARCHITECT.
YELLOW SPRINGS DESIGN
PO Box 472 285 FAIRBANK AVE
YELLOW SPRINGS, OHIO 45387
(513) 937-7017 (513) 937-8241 E 389
yellowspringdesign@gmail.com
LICENSED BY: OH, KY, IN, PA, IL,
MO, VA, TX, OK, AZ, CO & UT

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.

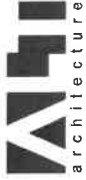
APPROVED:

Richard Herbst, Mayor

ATTEST:

Kurt E. Althouse
Clerk of Council

25036



ALT Architecture Inc.
Architecture - Engineering
Interior Architecture - Planning

2440 Delaney Road
Cincinnati, OH 45227
info@altarchitecture.com

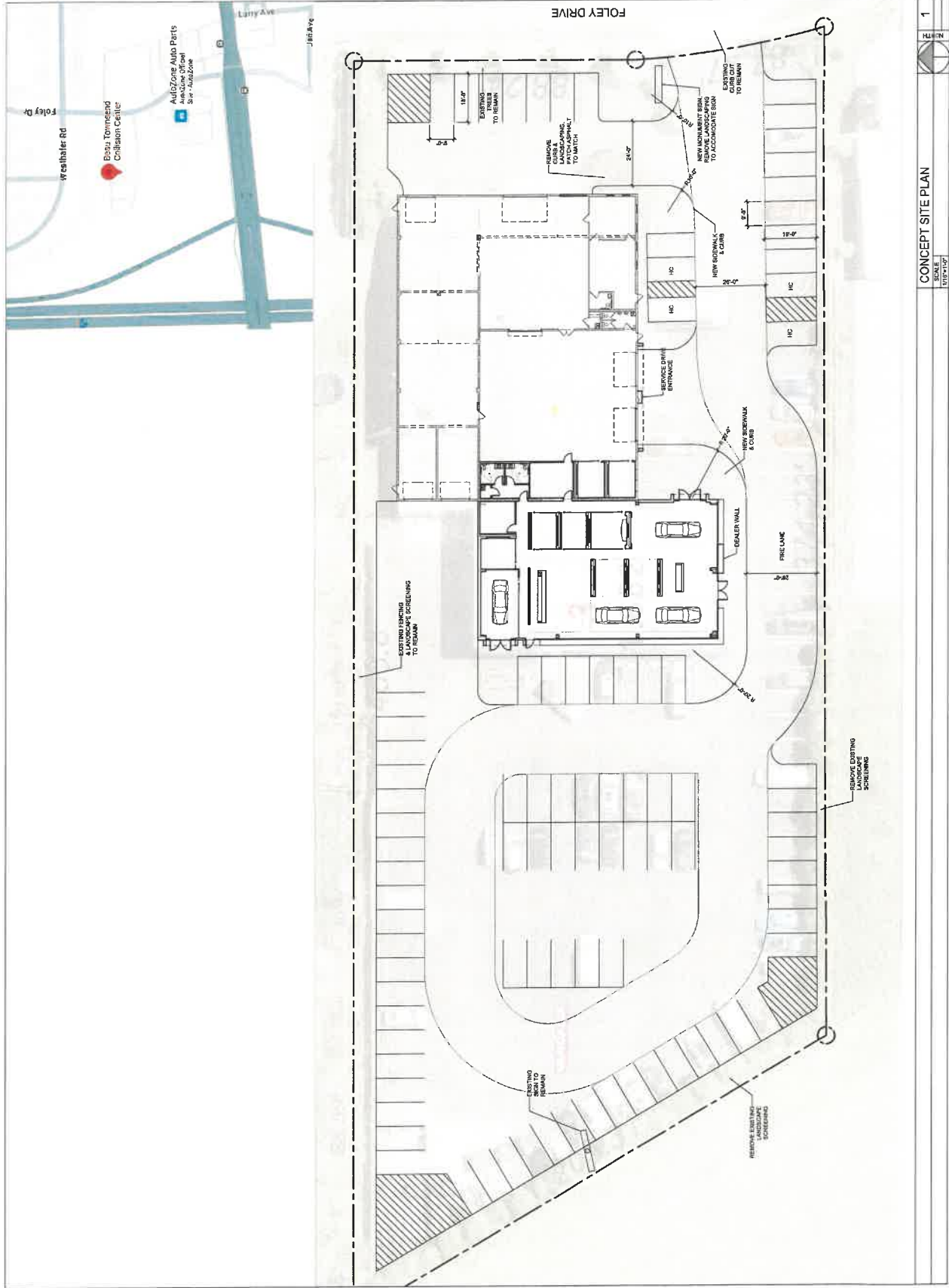
BEAU TOWNSEND
LINCOLN
VANDALIA, OH
45377



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

ARCHITECTURAL
SITE PLAN

AS1.0



CONCEPT SITE PLAN		
SCALE	1" = 20'	1
DATE	7/1/25	
BY	JLL	



ALT Architecture Inc.
Architecture • Engineering
Interior Architecture • Planning

Suite B
2440 Dayton-Xenia Road
Sawtooth, Ohio 45434
937 427 2770 voice
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info@allarchitects.com

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BEAU
TOWNSEND
LINCOLN
55 FOLEY DR
VANDALIA, OH
45377

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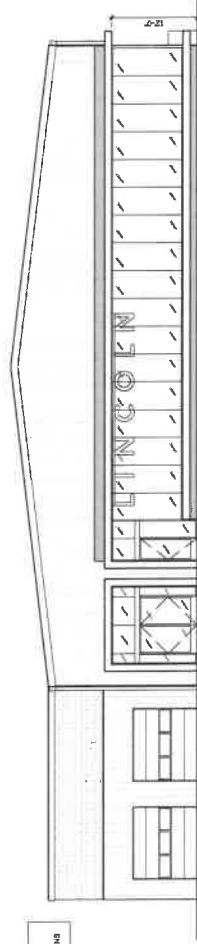
EXTERIOR ELEVATIONS

A2.0



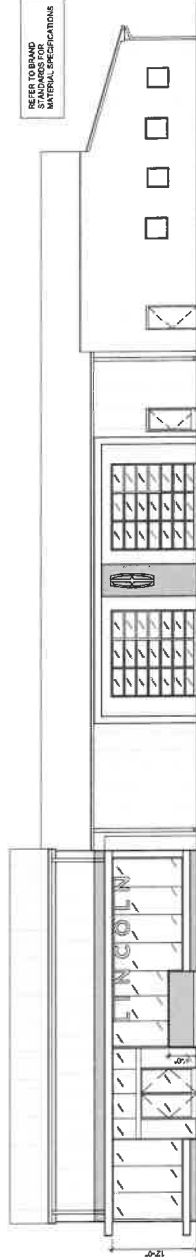
EXTERIOR ELEVATION-NORTH

SCALE
1/8" = 1'-0"



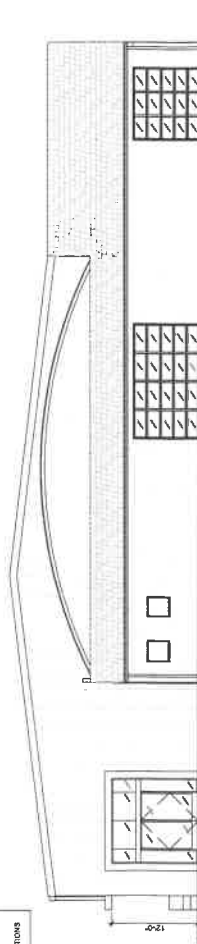
EXTERIOR ELEVATION-WEST

SCALE



EXTERIOR ELEVATION-SOUTH

SCALE



EXTERIOR ELEVATION-EAST

SCALE

25036



ALT Architecture Inc.
Architects - Engineering
Interior Architecture - Planning

Suite B
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Beverly Hills, CA 90244
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info@altarchitecture.com

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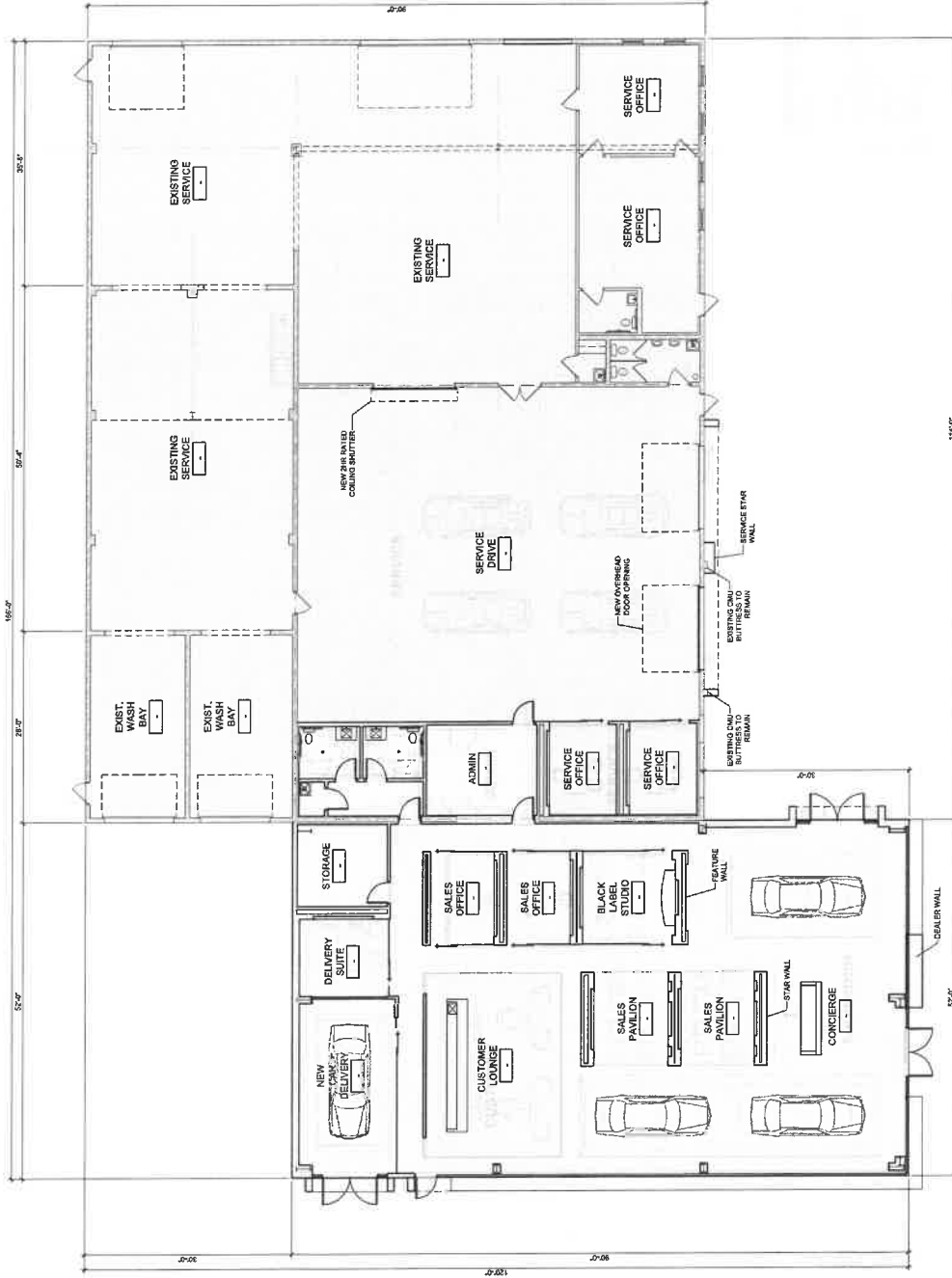
BEAU
TOWNSEND
LINCOLN
HILL
VANDALIA, OH
45377



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

FLOOR
PLAN

A1.0



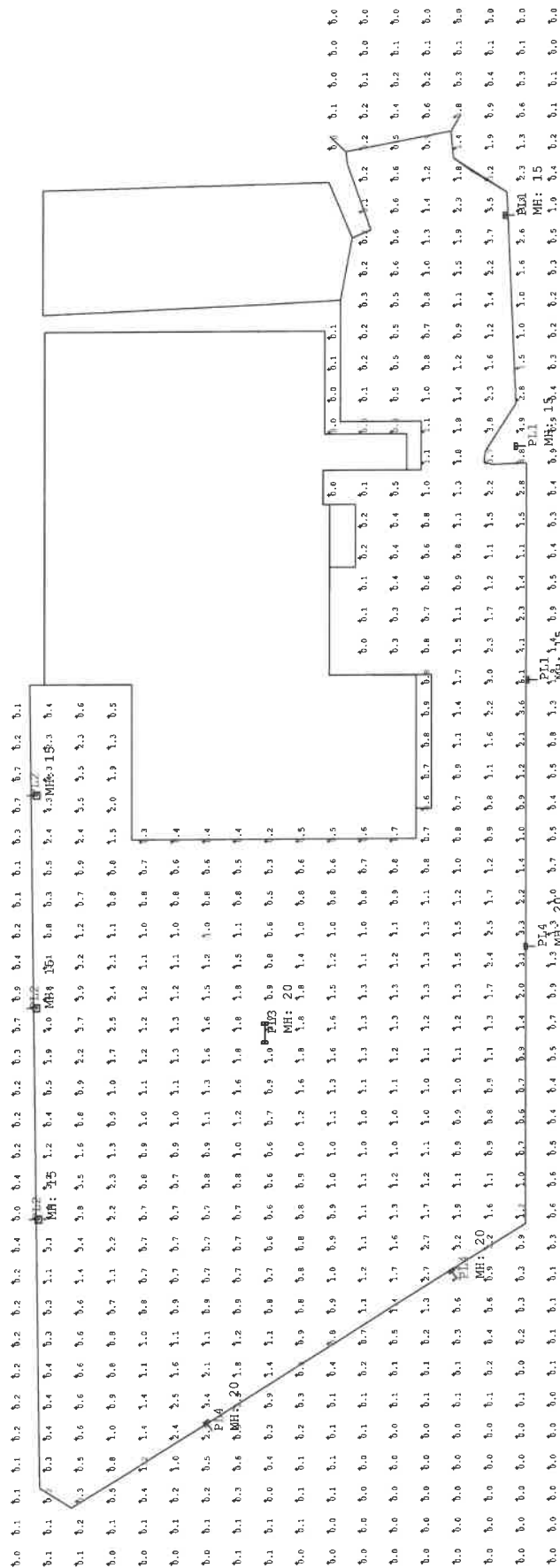
CONCEPT FLOOR PLAN



1

Luminaire Data				Luminaire Data			
Model	Code	Manufacturer	Wattage	Beam Angle	Wattage	Beam Angle	Wattage
16-5212-2	16-5212-2	16-5212-2	16-5212-2	16-5212-2	16-5212-2	16-5212-2	16-5212-2
16-5212-2	16-5212-2	16-5212-2	16-5212-2	16-5212-2	16-5212-2	16-5212-2	16-5212-2
16-5212-2	16-5212-2	16-5212-2	16-5212-2	16-5212-2	16-5212-2	16-5212-2	16-5212-2

Calculation Summary			
Area	16-5212-2	16-5212-2	16-5212-2
Perimeter	16-5212-2	16-5212-2	16-5212-2
Volume	16-5212-2	16-5212-2	16-5212-2



THIS DOCUMENT IS THE PROPERTY OF KING LIGHTING, INC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE EXPRESS WRITTEN PERMISSION OF KING LIGHTING, INC. ANY VIOLATION MAY BE SUBJECT TO LEGAL ACTION.	
Design Criteria	
DESIGN FILE: 16-5212-2	Project: 16-5212-2
DATE: 6/8/2009	Client: 16-5212-2
SCALE: 1/8"=1'-0"	DATE: 6/8/2009
DESIGNER: 16-5212-2	CHECKED: 16-5212-2
PROJECT: 16-5212-2	SHEET: 16-5212-2
King Lighting, Inc.	
2300 Avenue of the Americas, Suite 1000	
New York, NY 10021-1000	
(212) 231-2300 Fax: (212) 231-2322	
www.king-lighting.com	

Notes:
1. All dimensions are given in feet and inches.
2. All dimensions are given in feet and inches.
3. All dimensions are given in feet and inches.
4. All dimensions are given in feet and inches.
5. All dimensions are given in feet and inches.

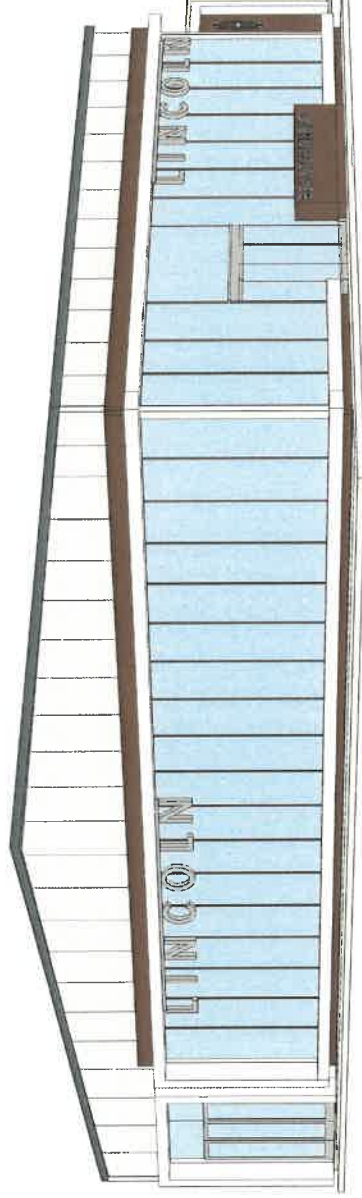


Beau Townsend Lincoln

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

EVIEW360

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

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, 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 & communications 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.

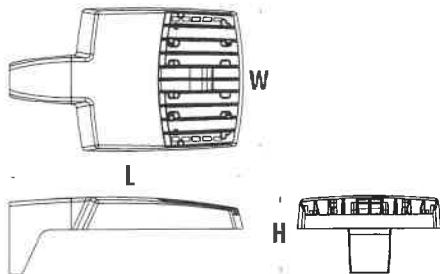


RSX1 LED Area Luminaire



Specifications

EPA (ft ² @0°):	0.57 ft ² (0.05 m ²)
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)



Catalog
Number

Notes

Type

For full functionality, please view the page to see all interactive elements

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 ³ 208 ³ 347 ³ 240 ³ 480 ³	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 2, 3, 4 at 90°, 3.0" 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		DDBXD Dark Bronze
HS House-side shield ⁷		DBLXD Black
PE Photocontrol, button style ^{8,9}		DNAXD Natural Aluminum
PER7 Seven-wire twist-lock receptacle only (no controls) ^{8,10,11}		DWHXD White
SF Single fuse (120, 277, 347) ⁵		DDBTXD Textured Dark Bronze
DF Double fuse (208, 240, 480) ⁵		DBLTXD Textured Black
SPD20KV 20KV Surge pack (10KV standard)		DNATXD Textured Natural Aluminum
FAO Field adjustable output ⁴		DWHGXD Textured White
DMG 0-10V dimming extend out back of housing for external control (control ordered separate) ⁹		
Shipped Installed		
*Standalone and Networked Sensors/Controls (factory default settings, see table page 9)		
NLTAR2 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: NLTAR2 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)
RSX1RPA (FINISH) U	RSX Universal round pole adaptor plate (specify finish)
RSX1WBA (FINISH) U	RSX WBA wall bracket (specify finish) ¹
RSX1SCB (FINISH) U	RSX Surface conduit box (specify finish, for use with WBA, WBA not included)
DLL127F 1.5 CUL JU	Photocell-SSL twist-lock (120-277V) ¹⁷
DLL140F 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. Wire6/Wire7 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

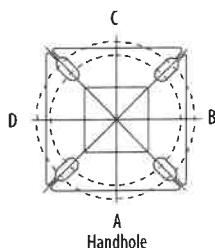


External 360 Full Visor

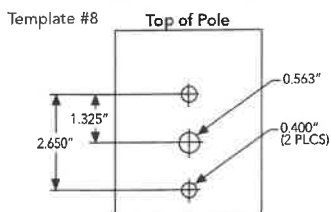
Pole/Mounting Information

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](#).

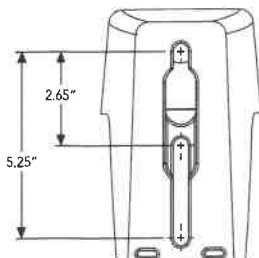
HANDHOLE ORIENTATION



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	AS3-5 190	AS3-5 280	AS3-5 290	AS3-5 320	AS3-5 390	AS3-5 490
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

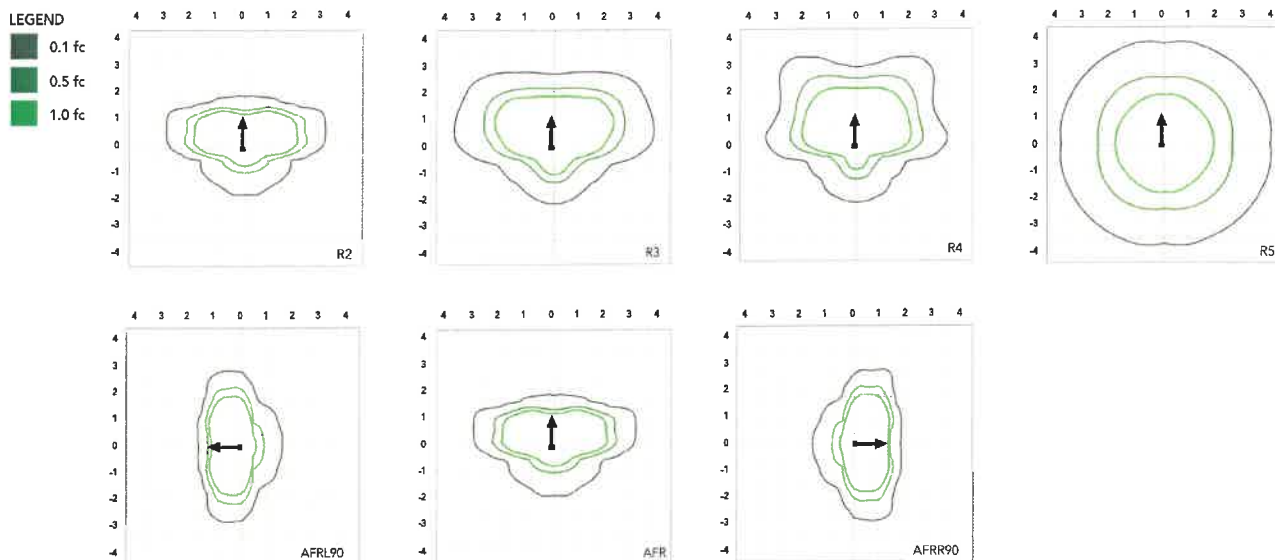
*Includes luminaire and integral mounting arm. Other tenons, arms, brackets or other accessories are not included in this EPA data.

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').



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.

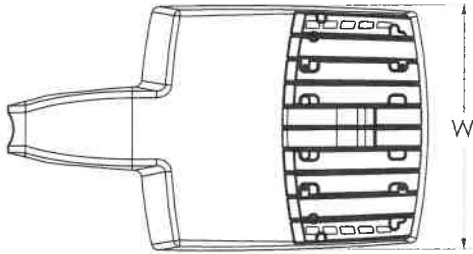
Performance Package	System Watts	Distribution, Type	30K (3000K, 70 CRI)					40K (4000K, 70 CRI)					50K (5000K, 70 CRI)				
			Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P1	51W	R2	6,482	1	0	1	126	7,121	1	0	1	139	7,121	1	0	1	139
		R3	6,459	1	0	2	127	7,096	1	0	2	139	7,096	1	0	2	139
		R3S	6,631	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

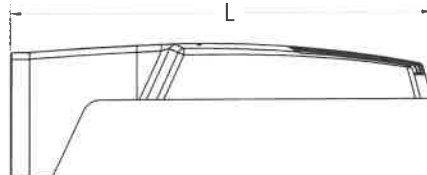
Luminaire Weight by Mounting Type

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

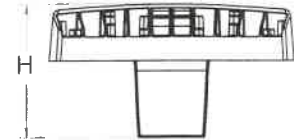
RSX1 with Round Pole Adapter (RPA)



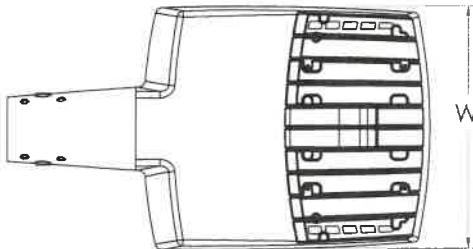
Length: 22.8" (57.9 cm)
 Width: 13.3" (33.8 cm)
 Height: 3.0" (7.6 cm) Main Body
 7.2" (18.4 cm) Arm



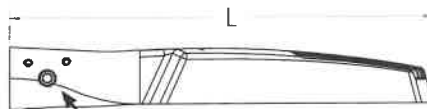
Note: RPA — Round Pole mount can also be used to mount on square poles by omitting the round pole adapter plate shown here.



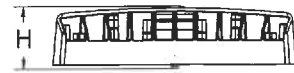
RSX1 with Mast Arm Adapter (MA)



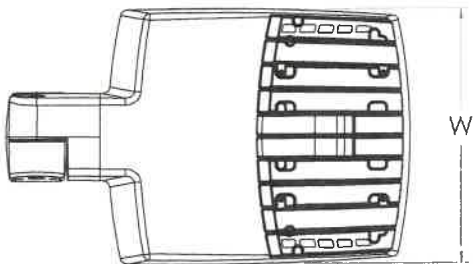
Length: 23.2" (59.1 cm)
 Width: 13.3" (33.8 cm)
 Height: 3.0" (7.6 cm) Main Body
 3.5" (8.9 cm) Arm



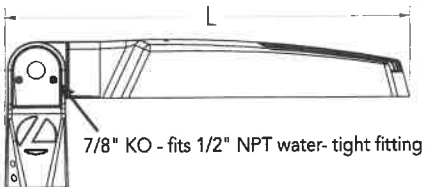
7/16" locking thru bolt/nut provided



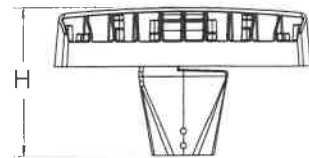
RSX1 with Adjustable Slipfitter (IS)



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



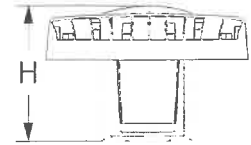
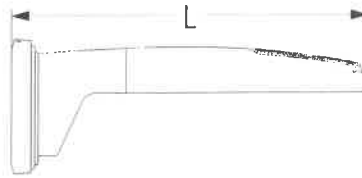
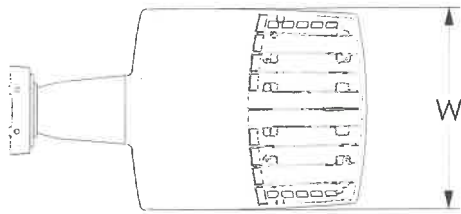
COMMERCIAL OUTDOOR

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Lithonia RSX1 Area LED
 Rev. 04/02/25
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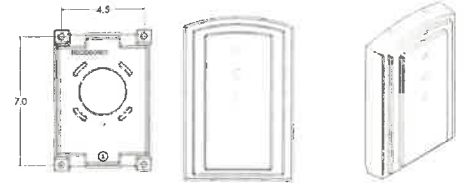
Dimensions

RSX1 with Wall Bracket (WBA)

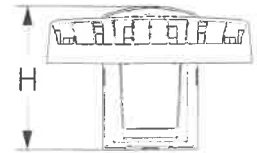
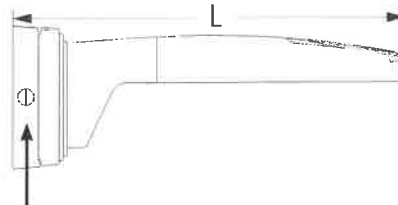
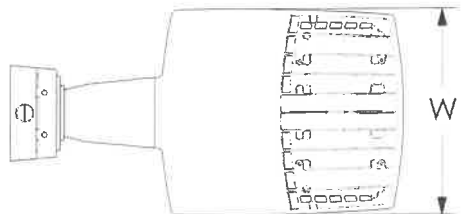


Length: 23.6" (59.9 cm)
 Width: 13.3" (33.8 cm)
 Height: 3.0" (7.6 cm) Main Body
 8.9" (22.6 cm) Arm

Wall Bracket (WBA) Mounting Detail



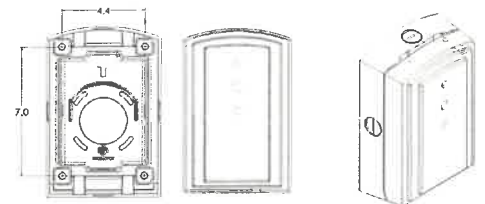
RSX1 with Wall Bracket with Surface Conduit Box (WBASC)



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

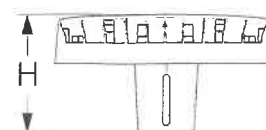
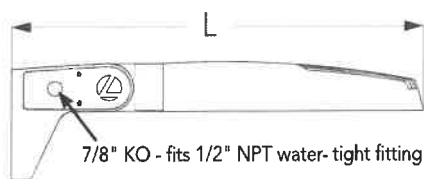
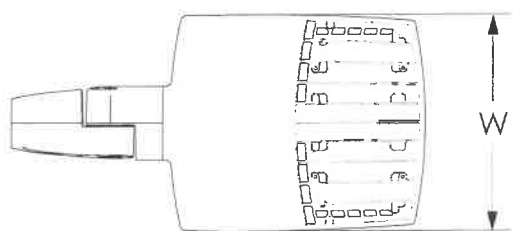
Length: 25.3" (64.3 cm)
 Width: 13.3" (33.8 cm)
 Height: 3.0" (7.6 cm) Main Body
 9.2" (23.4 cm) Arm

Surface Conduit Box (SCB) Mounting Detail

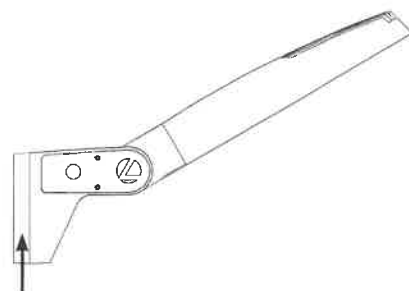


Dimensions

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.

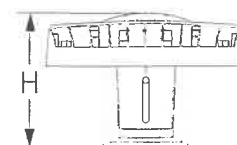
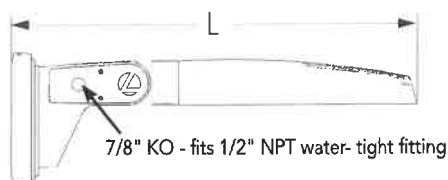
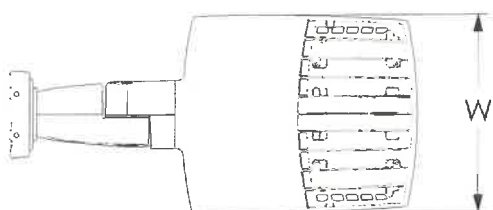


Notes

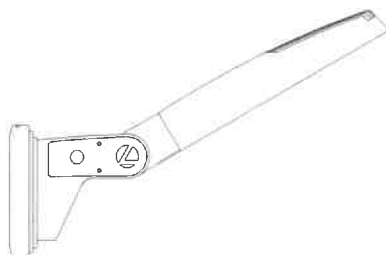
AASP: Requires 3.0" min. square pole for 1 at 90°. Requires 3.5" min. square pole for mounting 2, 3, 4 at 90°.

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°.

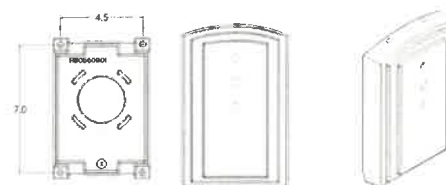
RSX1 with Adjustable Tilt Arm with Wall Bracket (AAWB)



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

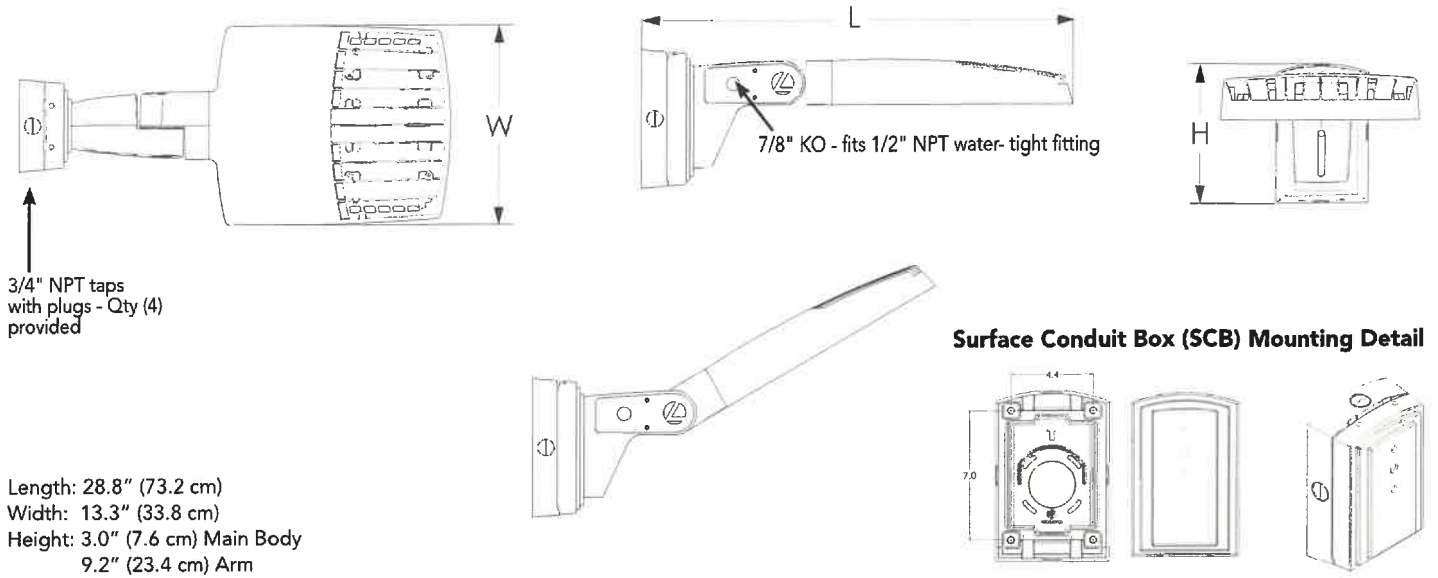


Wall Bracket (WBA) Mounting Detail

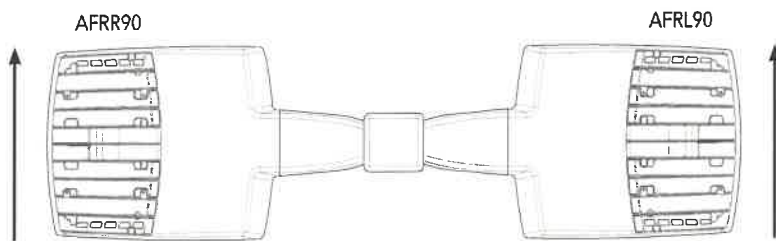


Dimensions

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



Automotive Front Row - Rotated Optics (AFRL90/R90)

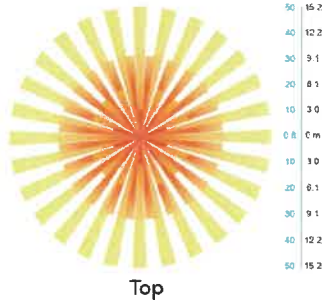
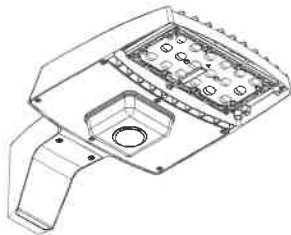


(Example: 2@180 - arrows indicate direction of light exiting the luminaire)

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 Clarity 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 luminaire 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 warrantied 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 >192/100,000 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 CLARITY 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, 1465

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.



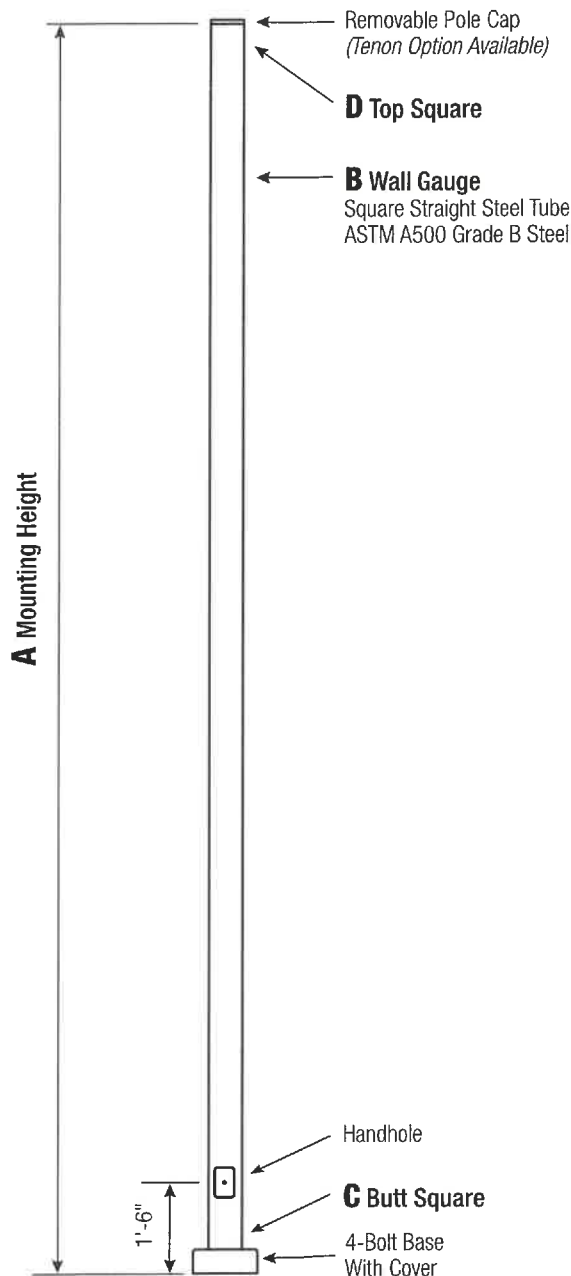
COMMERCIAL OUTDOOR

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
Page 9 of 9

SSS

Square Straight Steel Pole No Arm — 4-Bolt Base



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

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

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

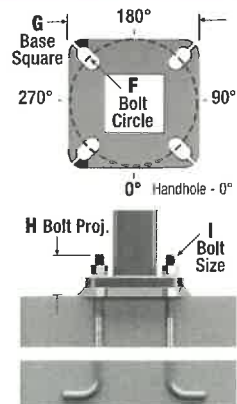
4-Bolt Steel Plate Base Flange of fabricated hot rolled carbon steel conforming to ASTM A36 or equivalent (36 ksi minimum yield) with 2-piece Base Cover and attaching hardware.



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.



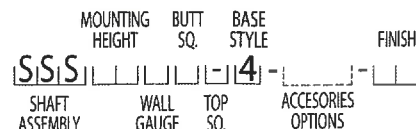
Vibration Damper

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

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-*
16	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.

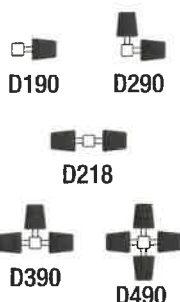


Tenon Mount

For Tenon Mount applications specify both Tenon diameter and length.



Drill Mount Options

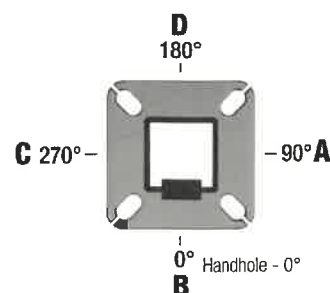


Electrical Box



Note: GFI Options must be specified in Accessories.

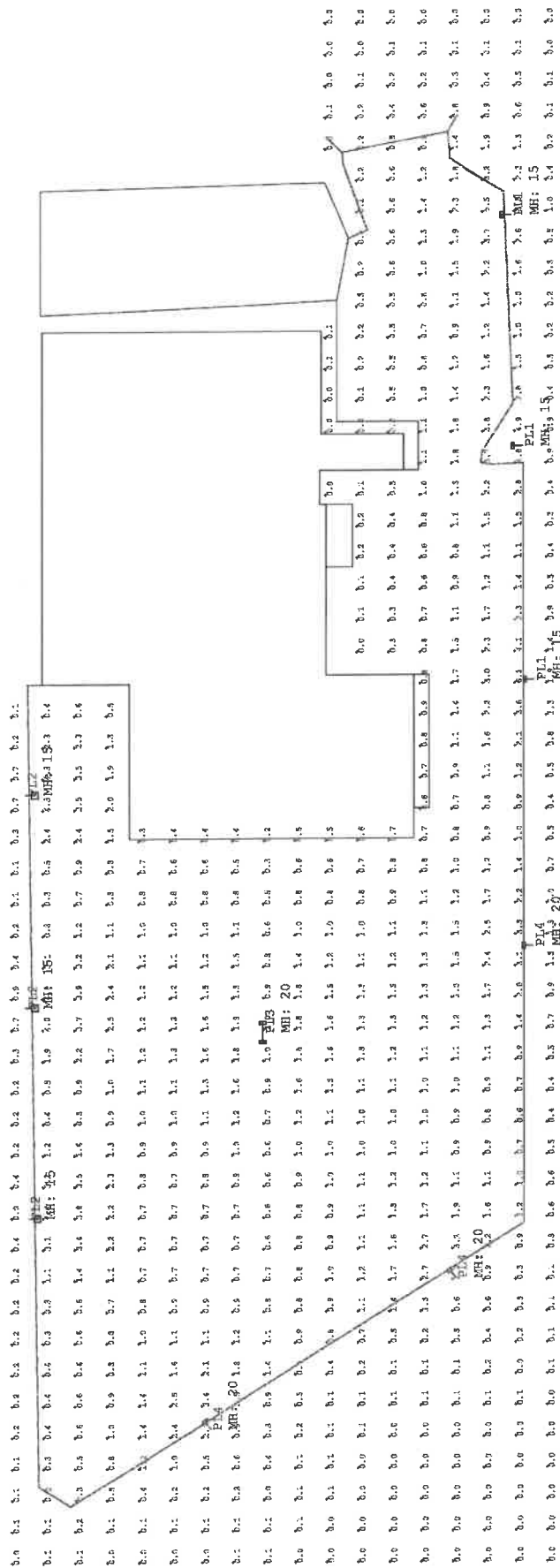
Pole Orientation



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



Definition Summary		Units	Avg	Min	Max	Max Min
Crab per		kg	0.0	0.0	0.0	0.0
Blue		kg	0.0	0.0	0.0	0.0
at		kg	0.0	0.0	0.0	0.0

PL3, PL2 on left side
PL3, PL4 on right side[illegible]

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Design Criteria		
DESIGN FILE	Design Formatted Location	DESIGN LAYOUT IS BASED ON A 30 FOOT LOW FACTOR AND 100 FOOT HIGH FACTOR. THE LAYOUT IS BASED ON THE LOTS OF THE PROPERTY.
INDUSTRIAL	ANYWAY	PERMITTED: 10' HIGH W/ 10' WIDE AND 10' HIGH W/ 10' WIDE
RECREATION	ANYWAY	PERMITTED: 10' HIGH W/ 10' WIDE AND 10' HIGH W/ 10' WIDE
RESIDENTIAL	ANYWAY	PERMITTED: 10' HIGH W/ 10' WIDE AND 10' HIGH W/ 10' WIDE



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Riverside, CA 92577
(907) 233-8219 Fax (907) 233-8222
cork@king-lighting.com

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Lighting Site Plan	SCALE 1"=8'-0"	DRAWN BY JG	CHECKED JG	DATE 8/8/2023	SHEET 22
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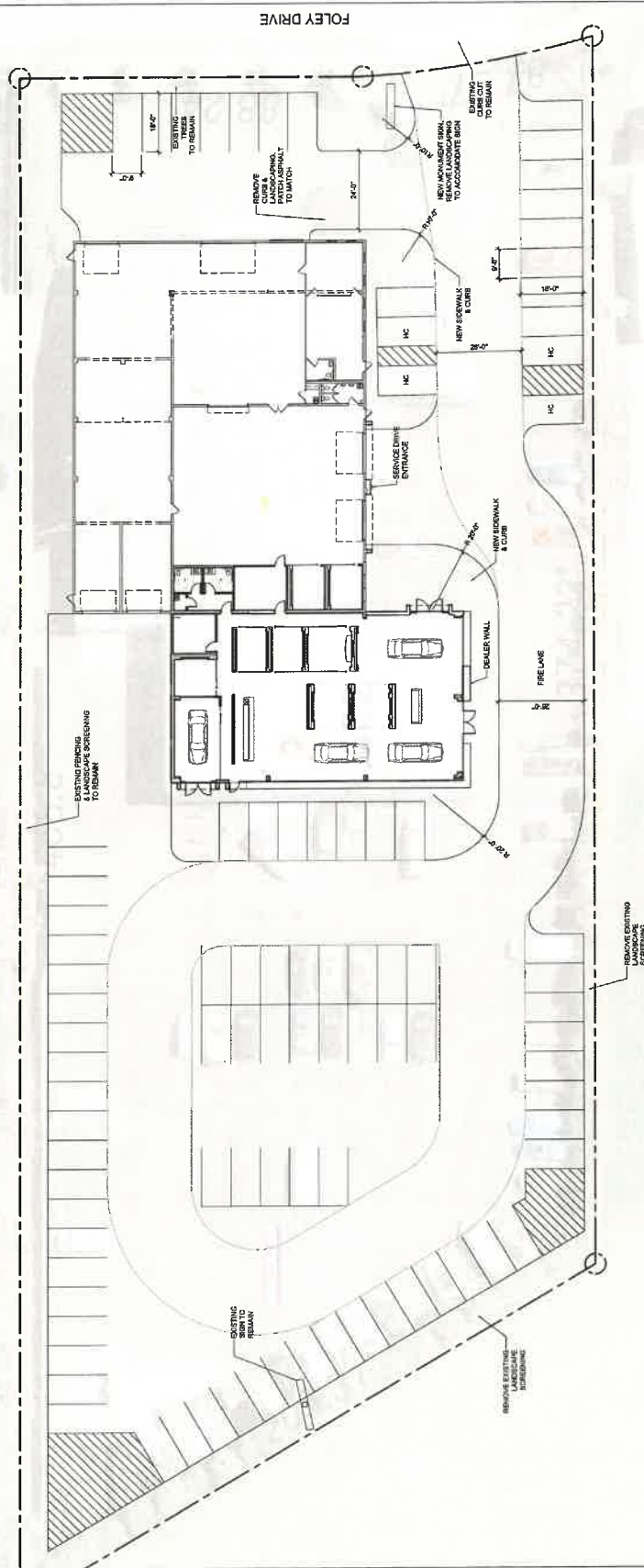
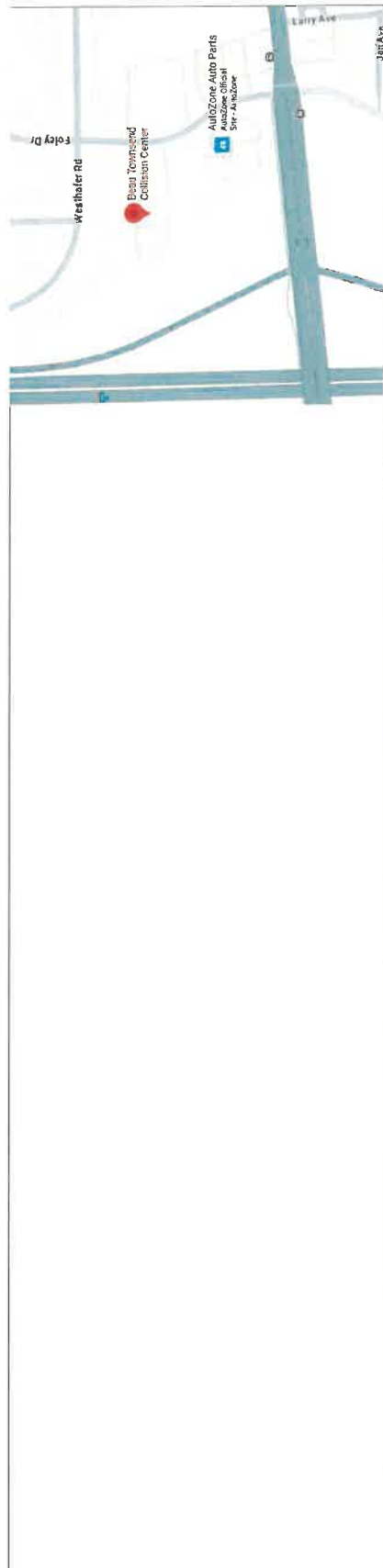
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LINCOLN
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VANDALIA, OH
45377

[illegible]ARCHITECTURAL
SITE PLAN

AS1.0



CONCEPT SITE PLAN

1	KL
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25036



ALT Architecture Inc.
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Interior Architecture - Planning

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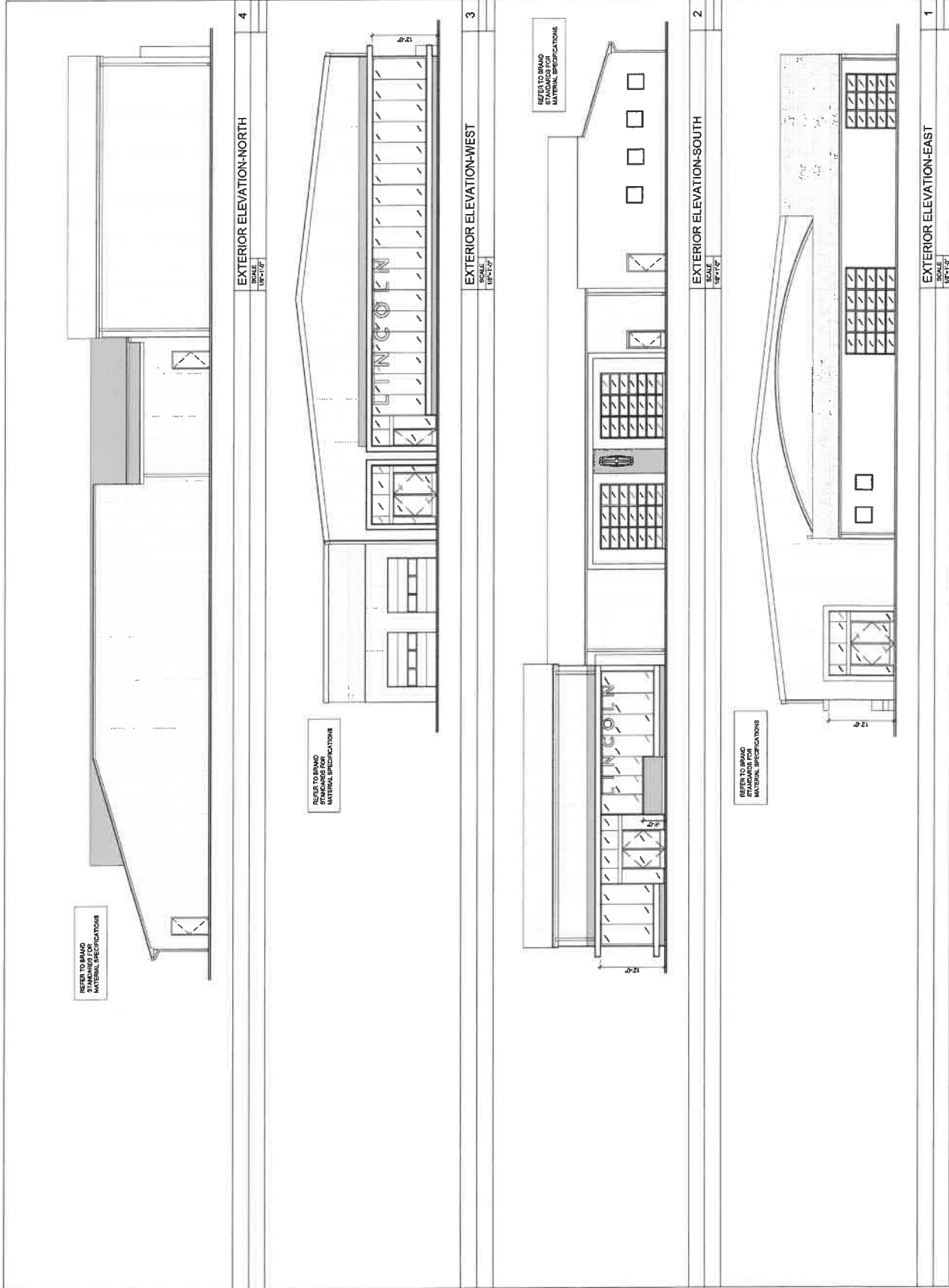
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45377

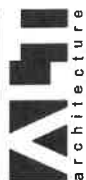


NO.	DATE	DESCRIPTION
7.3.28		FOR ZONING APPROVAL -
		NOT FOR CONSTRUCTION

EXTERIOR
ELEVATIONS

A2.0





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FLOOR
PLAN

A1.0



CONCEPT FLOOR PLAN

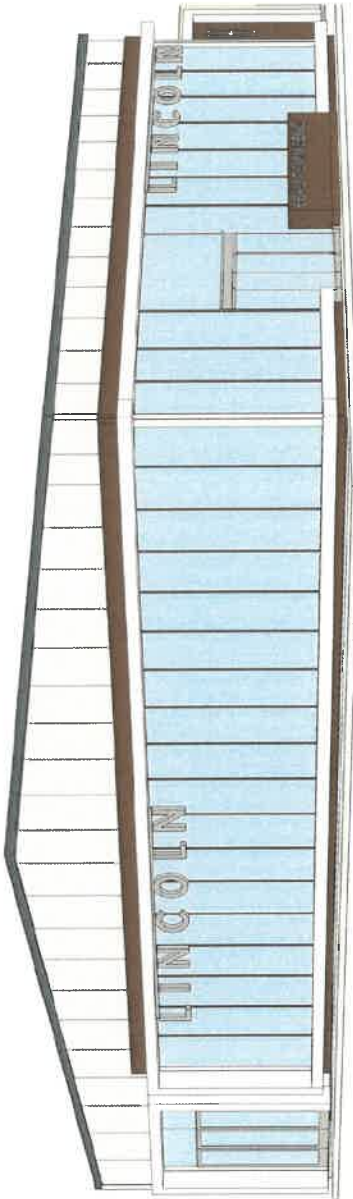


**Beau
Townsend
Lincoln**

Date
4/11/2025

Issue
Preliminary Design

Project Address
Vandalia, OH



Scale

*These drawings are for
communication or 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

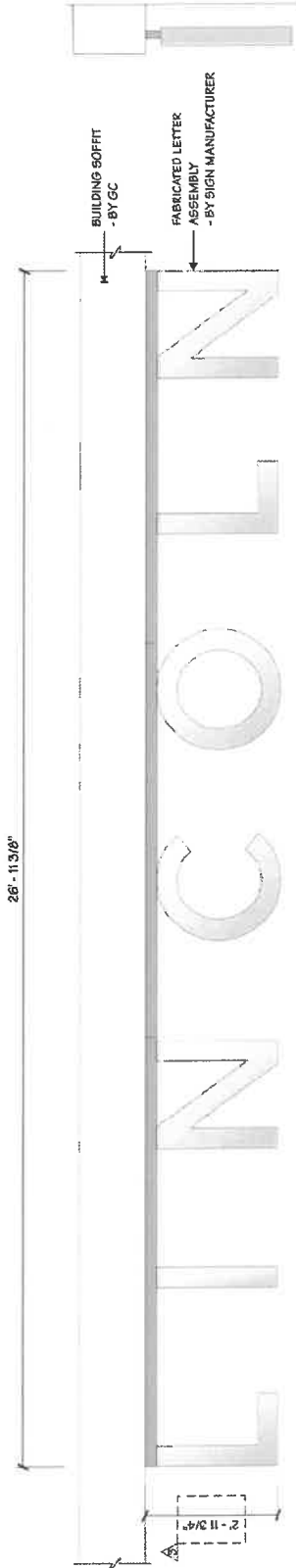
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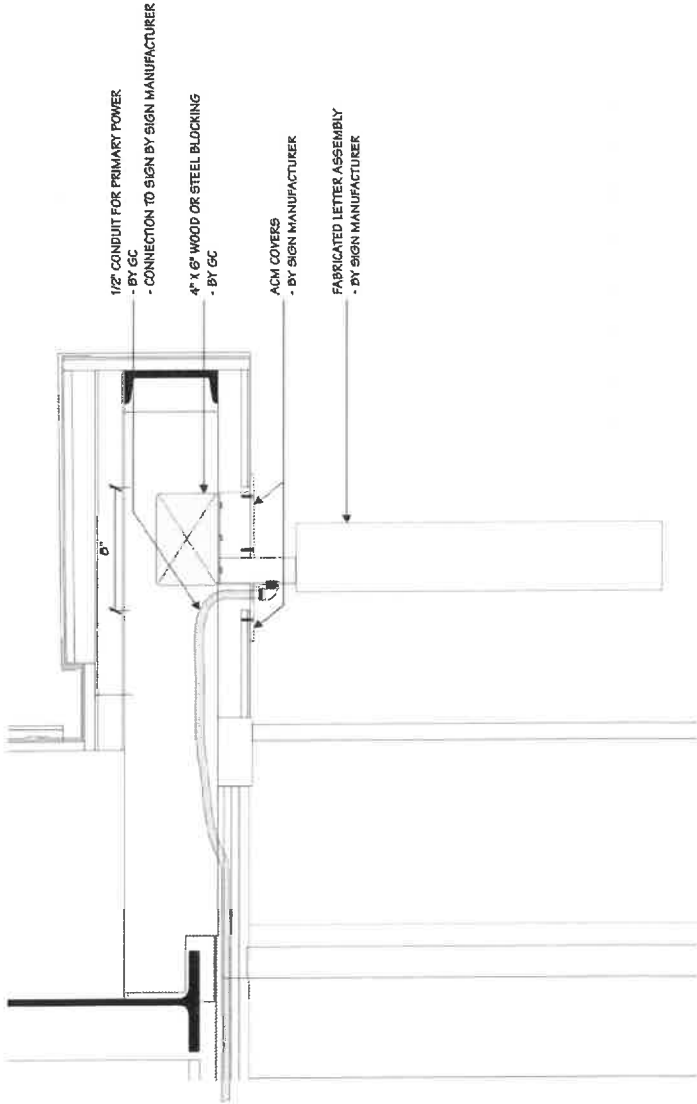
Additional prototypical drawings and details for the Lincoln Vitrine facility design can be found at www.lincolnvitrinedesign.com

Lincoln' Letters Details

G101



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



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

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



Lincoln Vitrine Prototype

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

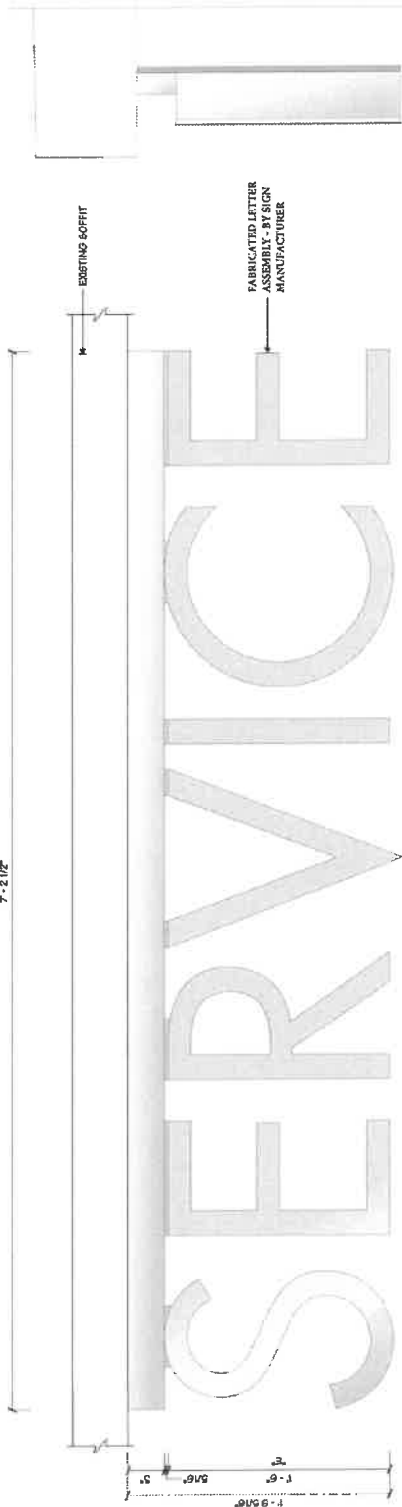
Scale

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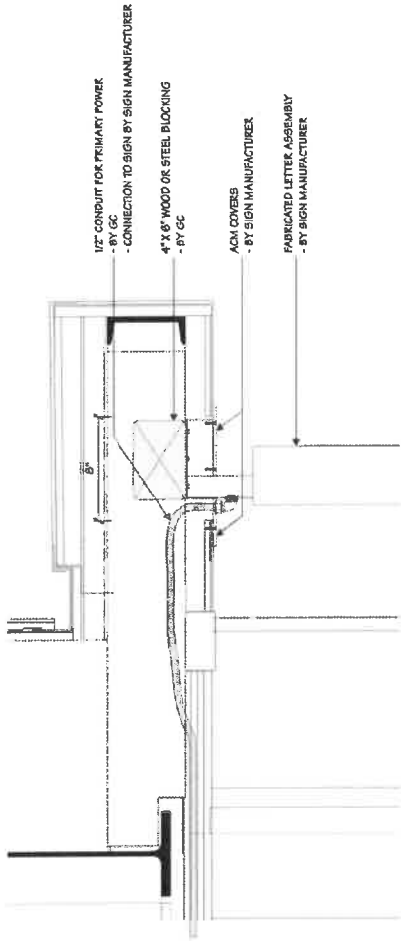
'Service' Letters Details -
Hanging

G102a

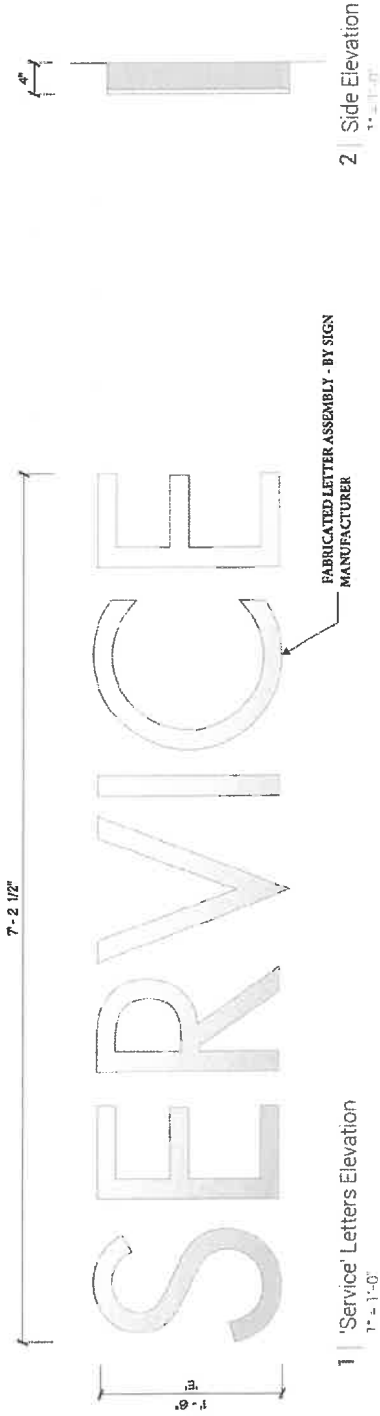


1 | 'Service' Letters Elevation
1/8" = 1'-0"

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

Scale

These drawings are for
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construction or fabrication

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

'Service' Letters Details -
Wall Mounted

G102b





Lincoln Vitrine Prototype

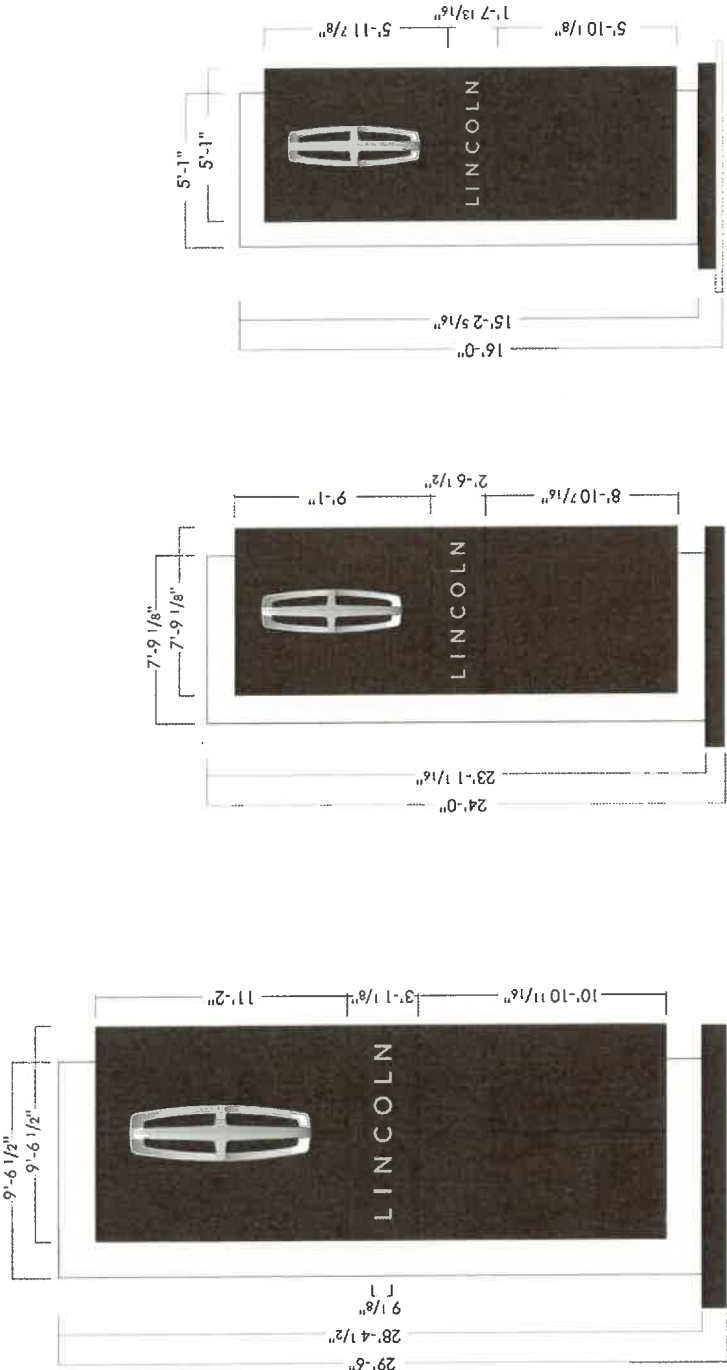
Issue
Prototype
Issue Date
December 23, 2016
Revision Date
January 7, 2024

Scale

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Lincoln Brand Signs

G105



1 | 30'-0" Pylon
3/16" = 1'-0"

2 | 24'-0" Pylon
3/16" = 1'-0"

3 | 16'-0" Pylon
3/16" = 1'-0"



Lincoln Vitrine
Prototype

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

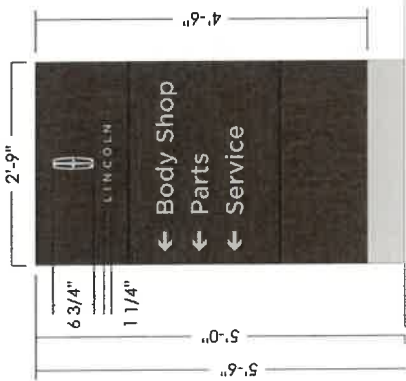
Scale

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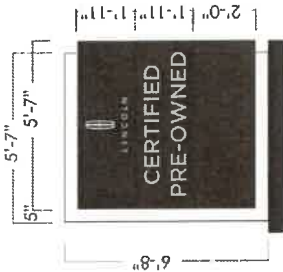
Lincoln Support Signs
G106



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



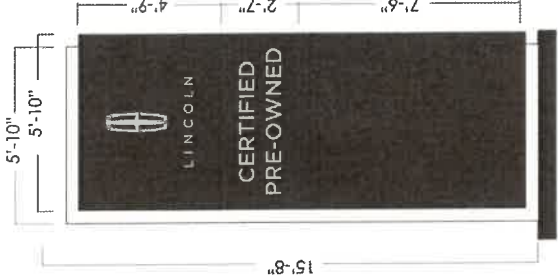
3 | Directional
1/2" = 1'-0"



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



1 | Horizontal Monument
1/4" = 1'-0"



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



Lincoln Vitrine
Prototype

Issue
Prototype

Issue Date
December 23, 2016

Revision Date
January 7, 2024

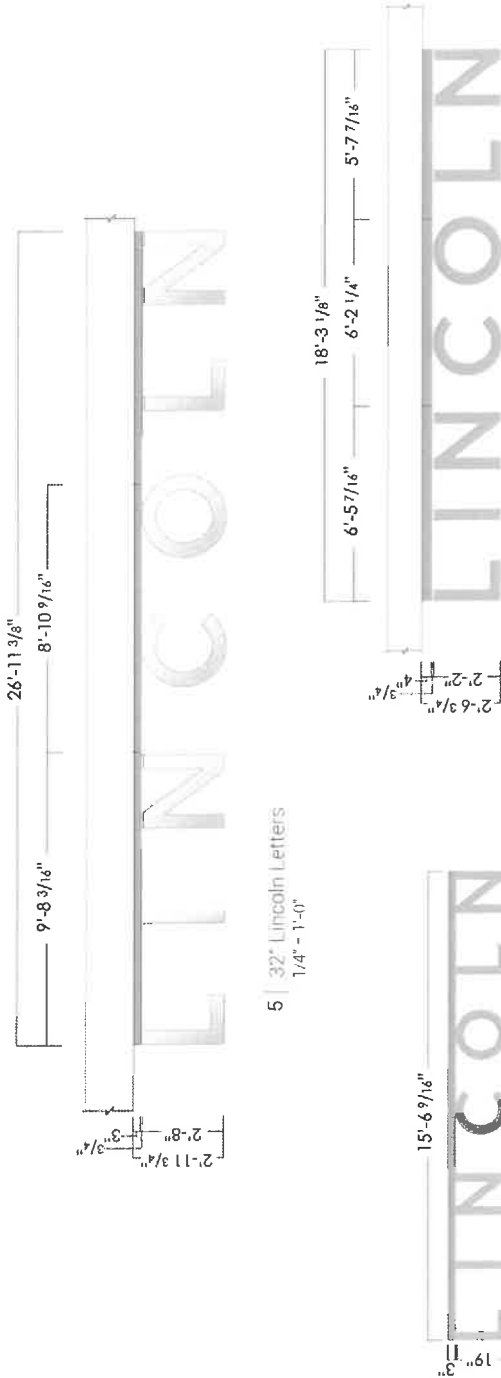
Scale

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Additional prototypical
drawings and details for the
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"

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

12" [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"

DEPARTMENTAL CORRESPONDENCE

TO: Civil Service Commission and Appeal Board
FROM: Leann Hanf, Human Resources Manager
DATE: August 21st 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 August 21st, 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 July 24th, 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 Office Eligibility List :

Mrs. Hanf presented an eligibility list for the competitive recruitment for the classification of Police Officer 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.

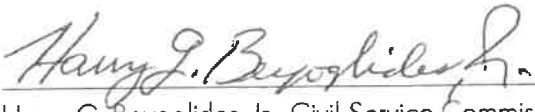
GENERAL DISCUSSION

None.

ADJOURNMENT

It was moved by Commissioner Carman to adjourn, which was seconded by Commissioner Beyoglides. Motion carried, 2-0.

The meeting was adjourned at 4:52 p.m.



Harry G. Beyoglides, Jr., Civil Service Commission Chairman

9/25/2025
Date

CC:

Kurt E. Althouse, City Manager

Rob Cron, Assistant City Manager

Department Heads

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. Deryl 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 in 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