

CITY OF VANDALIA
May 19, 2025
City Council
Study Session – 6:00 PM

CITY OF VANDALIA
Council Study Session Minutes
Municipal Building
333 Bohanan Drive
Monday, May 19, 2025
6:00 P.M.

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

Others Present: Jerry McDonald, Kurt Althouse, Angela Swartz, Rob Cron, Thai Do, Mike Hammes, Ben Borton, Leann Hanf, Brandon Sucher, Bridgette Leiter, Jake Hayslett, Ben Walker, Brian Krimm, Laura Trendler, Larry Doogan, Barbara Spurgeon, Don Hutchison and Nick Kavalauskas.

Mayor Herbst called the Study Session to order at 6:00 p.m.

Presentation

Division of Police Update

Chief Sucher presented the Division of Police Update to Council. Councilmembers advised Chief Sucher his report was very thorough and they appreciated his proactiveness and cost effectiveness. There were no further comments or questions from Council.

Monday, May 19, 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.

Monday, June 16, 2025

Ordinance: 2024 Codified Update

Mr. McDonald advised Council this ordinance approves the editing and inclusion of certain ordinances and resolutions that have been passed by Council since the last update of the Codified Ordinances. This update will codify all pertinent legislation passed by Council during 2024, as well as incorporating amendments to the Ohio Revised Code. There were no comments or questions from Council.

Discussion

PC 25-0005 – 3320 Benchwood Road – Rezoning - RSF-1 to HB

Mr. Cron advised Council the applicant, Jonathan Woche, AICP, with McBride Dale Clarion, and on behalf of Richard Schott, requests the rezoning of one parcel totaling 0.919 acres +/- located at 3320 Benchwood Road. As proposed, the subject property would be rezoned from the RSF-1 Single-Family Residential district to the HB – Highway Business district. On May 13, 2025, the Planning Commission voted 4-0 to recommend approval. **Laura Trendler**, with McBride Dale Clarion, addressed Council advising they feel the rezoning is appropriate because it is surrounded by commercially zoned properties

and the City's Comprehensive Land Use Plan has this as commercial for the future. There were no comments or questions from Council.

BZA 25-0006 – 650 Pool Ave – Minimum Lot Frontage - The Landing

Mr. Cron advised Council the Applicant, Longhorn Development, has requested a variance to not meet the minimum lot frontage requirement at 650 Pool Avenue. Lot 3 of "The Landing" provides 0 feet of lot frontage, falling short of the required 125 feet of lot frontage. On May 14, 2025, the Board of Zoning Appeals voted 2-1 to recommend approval. **Mr. Cron** noted nothing has changed from the Developer's original plan. The builder's process needs to have them into three lots, assuming for financing purposes. There was a brief discussion regarding the need to have training for the Board of Zoning Appeals and the Planning Commission, especially for the new appointed members.

Electric & Gas Aggregation Program Update

Mr. Cron gave Council an update on the utility aggregation programs. There were no comments or questions from Council.

Update on Airport Access Sign Lease with Outfront Media

Mr. McDonald advised Council the legislation allowing the LED signs on Airport Access Road was passed by Council on May 5. **Mr. McDonald** advised he anticipated having legislation authorizing the execution of the two LED billboard leases on Airport Access Road (where the two existing billboards are located) at the June meeting. The final lease terms are still being determined and will be provided to you in advance of the June meeting. Access to the sign on the east side of Airport Access Road is challenging as the property where the sign is located (just west of the school bus barn) is not readily accessible via City land. **Mr. McDonald** advised Staff is working on an access easement with the school to address that issue but do not anticipate that the easement will require any legislative action. There were no comments or questions from Council.

Boards & Commissions Reappointments & Expirations

Mr. Althouse advised Council at the June 16th Council meeting, Council will be asked to consider the reappointment of current board and commission members whose terms expire June 30, 2025. A memo from Mrs. Swartz dated May 13, 2025, with the list of board members requesting reappointment, is included in your packets for review as well as the current Boards and Commissions rosters. **Mayor Herbst** noted he saw on the City's social media a post regarding applying for the Boards and Commissions. There were no further comments or questions from Council.

April 2025 Financial Reports

Cognizant of Council's duty to monitor the City's financial activity, **Mayor Herbst** introduced Mrs. Leiter to provide timely financial information for Council's review and analysis. **Mrs. Leiter** reminded Council the financial reports were previously provided in their council packets. **Mrs. Leiter** reviewed the April monthly reports in detail. She began by reviewing the Statement of Revenues and Expenditures: April 30, 2025 in detail, which included revenues and expenditures for the General Fund, the Police-Fire-Street CIP Fund, Golf Fund, Water Fund, Sewer Fund. **Mrs. Leiter** reviewed the April cost recovery data for the golf course, recreation center, Cassel Hills Pool, and the Fund Statement reports in detail dated April 30, 2025. After a brief discussion with questions and answers regarding the Hospital Fund, Council indicated approval of all reports. There were no questions or comments from Council.

Legislative Calendar

Mayor Herbst solicited comments or questions on the Legislative Calendar. **Mayor Herbst** noted Council is entering into Summer Session and inquired with Staff if there any items, such as variances, that would require a meeting in order not to delay a project. **Mr. Althouse** advised currently, there are no items that would require two meetings in June and July, other than the Council Retreat scheduled for July 7.

Study Session adjourned at 6:50 p.m.

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