

The Council of the City of Vandalia Meeting Minutes

September 15, 2025

COUNCIL MEMBERS 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, Darren Davey, Ben Borton, Leann Hanf, Paul Pollard, Michael Hammes, Brian Krimm, Ben Lickliter, Alicia McCracken, Aaron Messenger, Bridgette Leiter, Kristen Carnes, Emily Huwer, Laura Rohde, Aaron Hathaway, Marissa Bardonaro, James Test, Steven Ash, Robert Bellinger, Jon Bills, Mary McDonald, Ashley Wright, Bo Schneider, Rita Guinn and Shiann Storer.

Mayor Herbst called the council meeting of the Council of the City of Vandalia to order at 7:00 p.m.

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

Approval of Previous Minutes: None

Communications, Petitions and Awards: None

Public Hearing: None

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. **Mayor Herbst** invited Montgomery County Commissioner Mary McDonald to the podium, as she requested to address Vandalia City Council regarding the Human Services Levy. **Mary McDonald**, 451 W. Third St. Dayton, addressed Council, bringing greetings from the Montgomery Council Commissioners and shared information on the 2025 State of the County Impact Report and information on the upcoming Montgomery County Human Services Renewal Levy. There was a brief discussion regarding Commissioner McDonald's time as Mayor for the City of Trotwood and the County refunding the ED/GE program. **James Test**, 1228 Greystone Circle, addressed Council

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inquiring if the Mulberry issue would be decided upon or not. **Mayor Herbst** explained this Ordinance is on the Council agenda as a first reading, which will voted on to move the Ordinance to a second reading at the October 6 Council meeting. **Marissa Bardonaro**, 1206 Foxcroft Court, addressed Council, thanking Council for the work that they do and spoke against the development at 3330 Mulberry Road for multiple reasons, including the negative impact of the traffic, property values, traffic congestion, safety issues, strains on local infrastructures and the intimidation and bullying tactics by the developer. **Ms. Bardonaro** submitted photos of an existing development similar to the one being proposed, Exhibit A included in the minutes. **Steve Ash**, 1200 Greystone Circle, addressed Council speaking against the proposed development at 3330 Mulberry Road sighting traffic issues and the negative impact it would have on the Copperfield community. **Ashley Wright**, 1098 West Alkaline Springs Road, addressed Council about the water bill issue, specifically her water bill and how it has tripled. There was a brief discussion regarding the new water meters, individual household usage, the reason for the rate increases to bring safe drinking water to residents and for residents who are having issues to contact City staff relating to their water bill. **City Manager Althouse** addressed Ms. Wright that staff will follow up with her about her water bill and get her scheduled to have her meter replaced. **Shiann Storer**, 287 North American Boulevard, addressed Council regarding her water bill, stating she did receive a new meter and has been monitoring her usage on the water app and it is not accurate. **Ms. Storer** shared City staff is coming to her home to look at the issue. **Mayor Herbst** advised that anyone having an issue with their water bills should reach out to the water department. **Robert Ballinger**, with Coolidge Wall, 33 West 1st Street, Dayton, OH, on behalf of the property owner for the Mulberry Road PUD, addressed Council regarding comments made earlier by citizens regarding the traffic concerns for the proposed development at 3330 Mulberry Road. **Mr. Ballinger** submitted a traffic study done by CESO, Exhibit B in the minutes, stating the conclusion that the development will generate less than 200 total trips during peak hours, which is below the threshold for traffic studies required by the City of Vandalia. **Mr. Ballinger** stated, with respect to the development as a whole, this development is consistent with the City's Comprehensive Plan and is the highest and best use for this property.

CITY MANAGER'S REPORT

Information Item:

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Mr. Althouse shared on Thursday, September 18, 2025, from 5:30 – 7:30 pm, the Vandalia Division of Police will host their Annual Open House at the Vandalia Police Department. There will be several stations set up with demonstrations, along with complementary food. **Mr. Althouse** shared in honor of Fire Prevention Month, The Division of Fire will host an open house on Sunday, October 5 from 12:00 p.m. to 2:00 p.m. at Fire Station One, 8705 Peters Pike. And finally, **Mr. Althouse** shared Vandalia City 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 if need be. **Mayor Herbst** requested Mr. Althouse provide the details on when the residents will be receiving information regarding the utility and water. **Mr. Althouse** shared in the final publication of the My Vandalia magazine, which will be distributed towards the end of the year, there will be information detailing the breakdown of fees and where these fees are used for the expense and cost of replacing and upgrading aging water mains, pipes and providing clean drinking water to the residents of Vandalia.

Action Items: None

Old Business: None

Resolutions: None

Ordinances – First Reading:

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. **Mr. McDonald** read Ordinance 25-22 by title. **Mr. Althouse** advised Council the applicant, DDC Management, requests a Planned Unit Development and Preliminary Plan for the property located at 3330 Mulberry Road. The proposal includes rezoning the 11.36-acre parcel from A – Agriculture to a PUD – Planned Unit Development. If approved, the property would be developed with 87 new townhomes. On August 26, 2025, the Planning Commission voted 3-0 to recommend approval. **Councilmember Follick** reiterated tonight's vote is a formality, not necessarily an approval of the plan, but an approval to move it to the second reading, which is required under the City's code for zoning issues.

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There were no further comments or questions from Council. It was moved by Councilmember Follick, second by Vice Mayor Blakesly to approve Ordinance 25-22, motion passed 7-0.

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. **Mr. McDonald** read Ordinance 25-22 by title. **Mr. Althouse** advised Council the applicant, Sean Olson of Vancon, and on behalf of Beau Townsend Lincoln, requests a Major Amendment to the Foley and National Road PUD. The proposal would allow for significant structural alterations and a change of use for the property at 55 Foley Drive. If approved, the property would be converted to a new Lincoln dealership. On August 26, 2025, the Planning Commission voted 3-0 to recommend approval.

There were no comments or questions from Council. It was moved by Councilmember Farst, second by Vice Mayor Blakesly to approve Ordinance 25-23, motion passed 7-0.

Ordinances – Second Reading: None

Ordinances – Emergency Reading: None

Reports from Boards and Commissions:

Mayor Herbst called for comments or questions on the Civil Service Commission Meeting. Minutes of July 24, 2025. There were none.

Mayor Herbst reviewed the August 2025 Bill Listing \$4,066,675.77, Monthly Expenses over \$25,000 and Monthly Purchasing Card Detail in the amount of \$21,102.04. There were no comments or questions from Council.

Council Comments

Councilmember Aivalotis-Weaver shared she does not appreciate being told what is the best use by someone that is outside of the City, how she should be voting and give reasons why. She shared this is our community and the citizens have a voice and she feels offended.

Councilmember Doogan thanked the people who spoke and gave their opinions, sharing she appreciated them coming to speak.

Councilmember Follick acknowledged successes in the Parks and Recreation department, specifically Cassel Hills Pool with an increase of visits from last year,

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the increased attendance at the Recreation Center with a 16% increase from August of last year. **Councilmember Follick** shared although it was a slow start for the Golf Course, the numbers were still above the 100% cost recovery for five years running. **Councilmember Follick** requested that staff create a page on the City’s website, with a URL for project updates that are going on in the City of Vandalia, making it more accessible to residents and keeping residents up to date with ongoing projects.

Mayor Herbst thanked everyone for their comments and gave a special thank you to Montgomery County Commissioner Mary McDonald for coming tonight.

The Regular meeting was adjourned at 7:45 p.m.

APPROVED:

Richard Herbst, Mayor

ATTEST:

Angela Swartz, Deputy Clerk of Council

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EXHIBIT A



"Back yards"



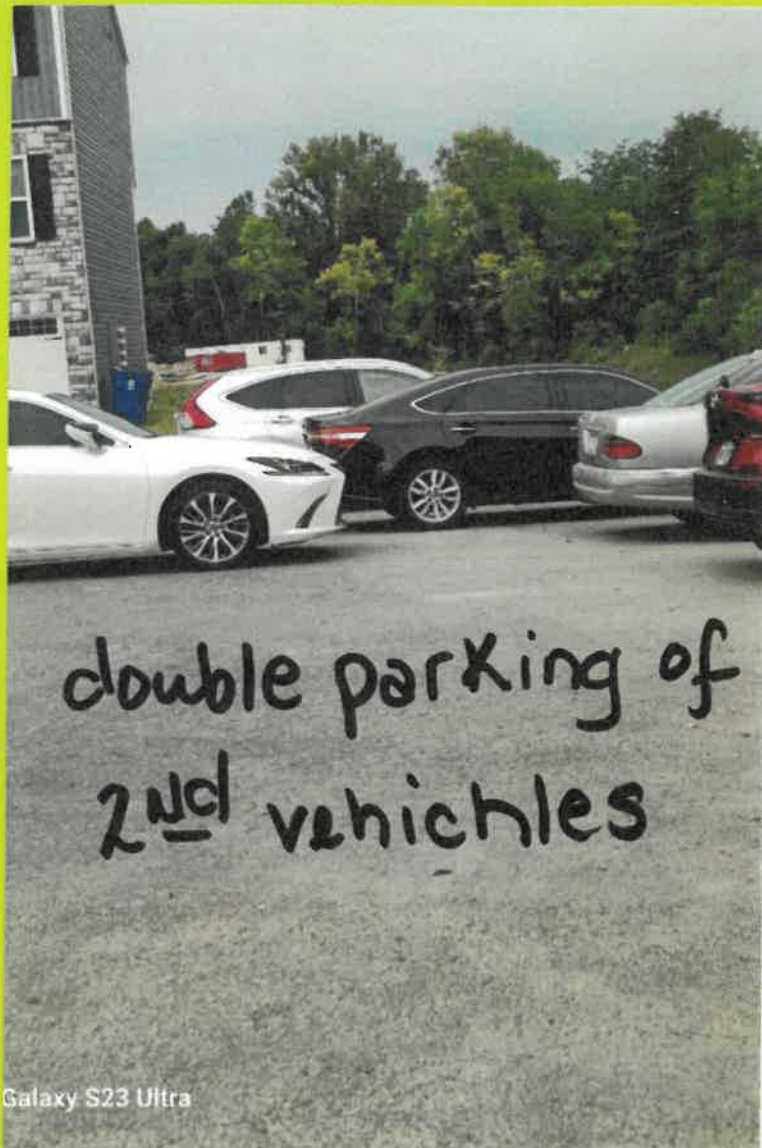
Crammed!



The 'view'



Galaxy S23 Ultra



Galaxy S23 Ultra



Galaxy S23 Ultra

September 12, 2025

Ben Borton
Public Service Director
City of Vandalia
333 James E Bohanan Memorial Drive
Vandalia, OH 45377

**RE: Traffic Generation Summary for Residential Development
Located north of Interstate 70 (I-70), east of Peters Pike in the City of Vandalia, OH**

Dear Mr. Borton:

INTRODUCTION

The proposed Residential Development is located north of Interstate 70 (I-70), east of Peters Pike in the City of Vandalia, OH. The site is currently vacant land. The 11.36-acre Residential Development will consist of 87 townhouse units.

This Traffic Generation Letter has been performed in general accordance with locally accepted standards and industry practice. Based on these guidelines, the purpose of this Traffic Statement is to summarize the generated trips for the proposed Residential Development.

SITE DESCRIPTION

The proposed Residential Development is planned to occupy approximately 11.36 acres of land at the site location. The site is surrounded by residential areas. The vicinity map, aerial view, and site plan figure are attached to this letter.

The proposed site includes one (1) stop signed controlled site access along Mulberry Road. The proposed site access are full-access and will allow for through, left-in, left-out, right-in and right-out movements.

EXISTING ROADWAY CONDITIONS

Mulberry Road: Mulberry Road generally has an east/west alignment and is a two-lane undivided roadway. Mulberry Road is a Local Road and under the jurisdiction of the City of Vandalia. The posted speed limit on Mulberry Road in the vicinity of the site is 35 mph.

SITE TRAFFIC GENERATION

Studies of similar developments throughout North America have shown that the amount of traffic generated will be functionally related to some unit of activity (i.e., square footage, housing units). Site traffic fluctuates substantially on different days and hours throughout the day. Therefore, it is imperative to select an appropriate hourly volume on which to base the design of the external roadway and site access facilities. The Weekday AM and PM Peak hours are selected based on the adjacent street traffic during these hours.

The Proposed Development includes the proposed use of the site as a residential development that consists of:

- 87 townhouse units

For analysis purposes, the base variable unit for the trip-generation rates was the number of housing units for the Residential Development. The Development Total Weekday Generated Traffic Volumes (Table 1) were calculated by utilizing data contained in the Institute of Transportation Engineers (ITE) *Trip Generation Manual, 11th Edition* in combination with methods outlined in the (ITE) *Trip Generation Handbook*.

The Development Total Weekday Generated Traffic Volumes are presented below in Table 1.

Table 1
Development Total Weekday Generated Traffic Volumes

ITE Land Use Description	ITE Cat.	Size	Unit	Total Generated Trips								
				Weekday			AM Peak Hour			PM Peak Hour		
				Tot	In	Out	Tot	In	Out	Tot	In	Out
Passenger Cars												
Single-Family Attached Housing	215	87	Units	612	306	306	40	10	30	48	28	20
ITE Cat. 215 Entering (%) / Exiting (%)				100%	50%	50%	100%	25%	75%	100%	59%	41%

CONCLUSIONS

The proposed development is forecasted to generate 612 total trips (306 entering and 306 exiting) during a Weekday, 40 total trips (10 entering and 30 exiting) during the Weekday AM peak hour of the adjacent roadway network, and 48 total trips (28 entering and 20 exiting) during the Weekday PM peak hour of the adjacent roadway network. Based on the proposed site's trip generation, the proposed development will have a minimal impact on the surrounding roadway network. Furthermore, as the development will generate less than 200 total number of trips (entering and exiting) during the highest peak hour, a traffic impact study should not be required for this development.

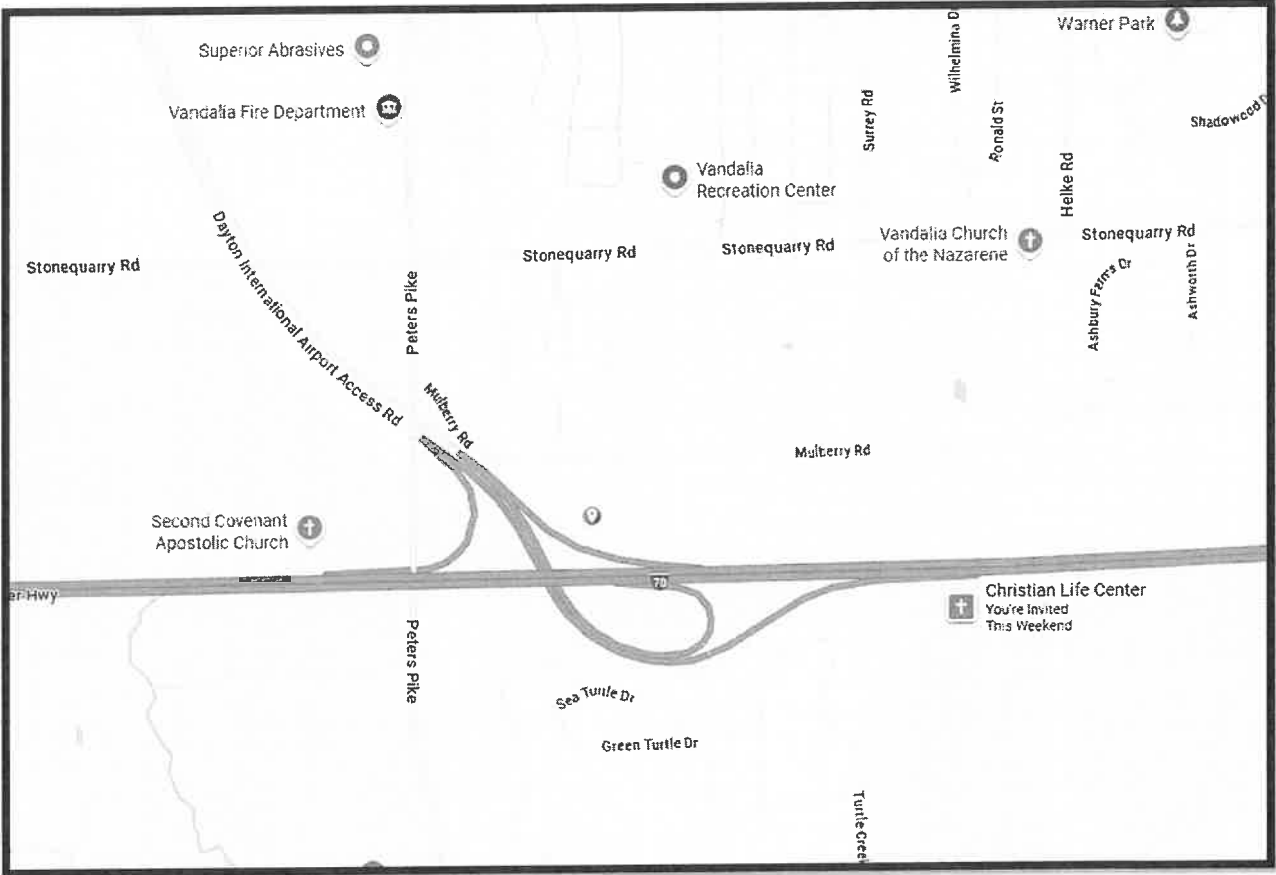
Please review the above analysis and provide concurrence that the City of Vandalia will not require that a Traffic Impact Analysis (TIA) be performed for this development.

Sincerely,



Robert Matko, P.E., P.S., PTOE
Senior Engineering Manager

ATTACHMENT A: SITE LOCATION MAP



ATTACHMENT B: SITE AERIAL

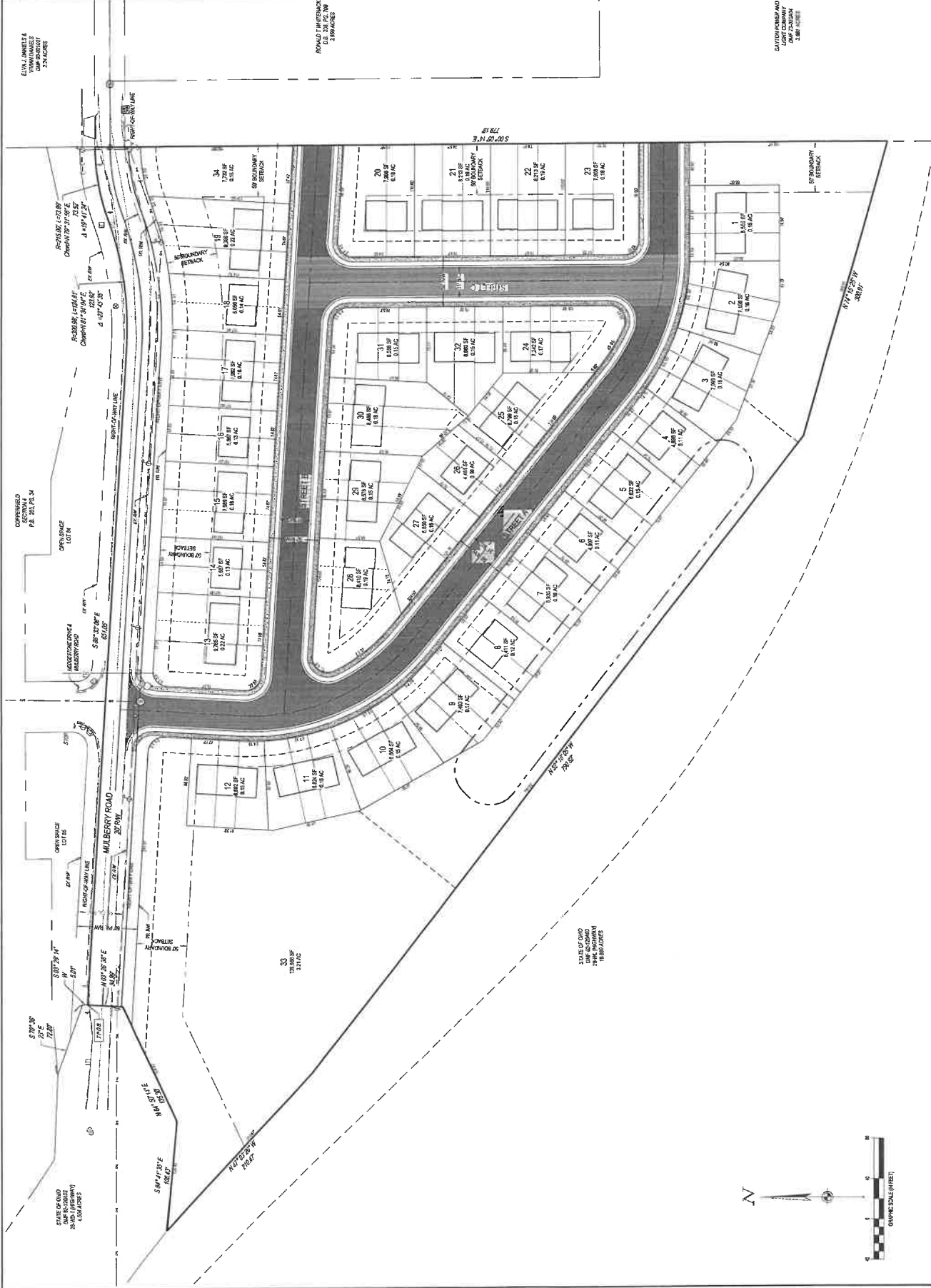


ATTACHMENT C: SITE PLAN



LAYOUT PLAN

ISSUE:	7502
PRELIMINARY PLAN	JEE
DATE:	SUS
01/20/22	JEE
JOB NO.:	
DESIGN:	
DRAWN:	
CHECKED:	
	SHEET NO.
	3



ATTACHMENT D: ITE LAND CODE SHEETS

Single-Family Attached Housing (215)

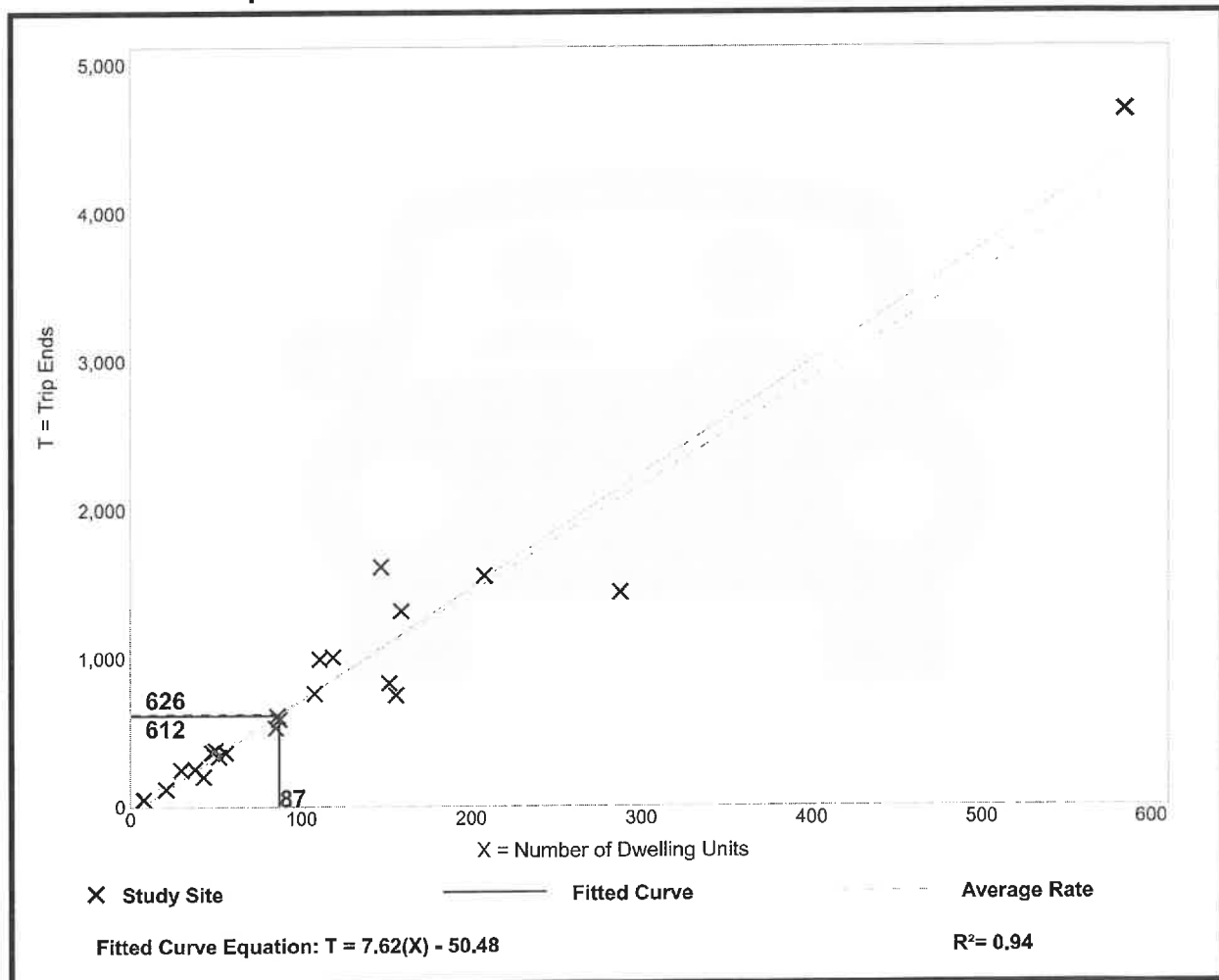
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 22
Avg. Num. of Dwelling Units: 120
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
7.20	4.70 - 10.97	1.61

Data Plot and Equation



Single-Family Attached Housing (215)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 46

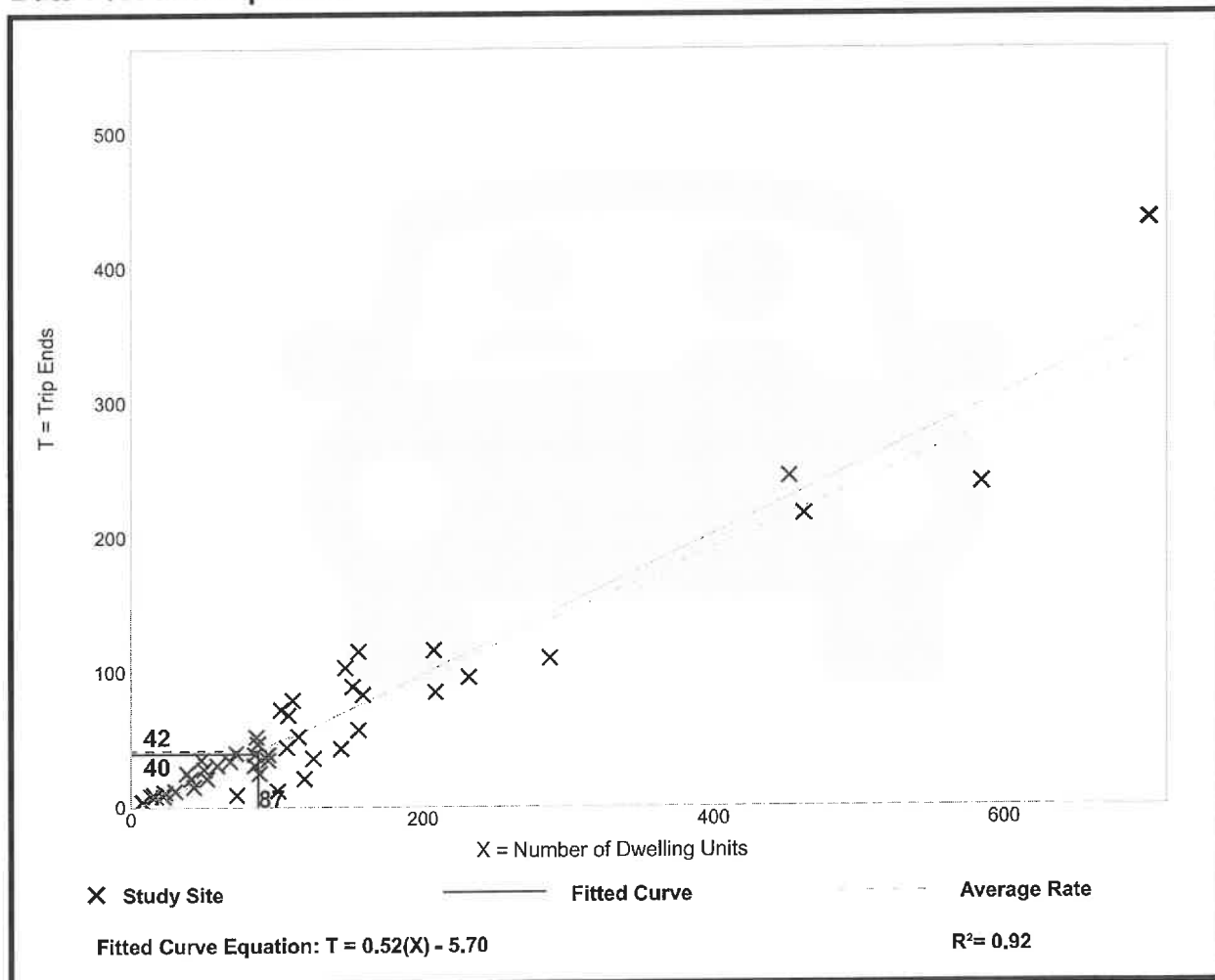
Avg. Num. of Dwelling Units: 135

Directional Distribution: 25% entering, 75% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.48	0.12 - 0.74	0.14

Data Plot and Equation



Single-Family Attached Housing (215)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 51

Avg. Num. of Dwelling Units: 136

Directional Distribution: 59% entering, 41% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.57	0.17 - 1.25	0.18

Data Plot and Equation

