

VILLAGE OF GREENHILLS
COUNCIL MEETING/WORK SESSION
MAY 8, 2018
MINUTES

A meeting/work session of the Council of the Village of Greenhills, Ohio was called to order on May 8, 2017 at 7:15 p.m. by Mayor David Moore. Present were: Mayor Moore, and Messrs. Glenn Drees, Jeff Halter, and Jack Lee and Ms. Melanie Hermes and Maria Waltherr. Also present were: Municipal Manager Evonne Kovach, Clerk of Council Kathy Lives and Planning Commission members Ms. Natalie-Corzine Moore and Messrs. Dave Adams and Bud Wolterman. (Councilmen Glenn Drees and Jack Lee are also members of the Planning Commission.)

MOMENT OF SILENT REFLECTION/PRAYER PLEDGE OF ALLEGIANCE TO THE FLAG

After a prayer led by Mr. Halter, the Pledge of Allegiance to the Flag of the United States of America was recited.

NEW BUSINESS

1. Joint meeting with Planning Commission and Council for the purpose of discussing local historic districts. This was an open discussion between Planning Commission and Council for information only; no official action will be taken.

Consultant Beth Sullebarger informed the Local Historic District designation is by local ordinance. Local designation involves review of building and demolition permits, and boundaries can be different or the same as NHL districts.

National Historic Landmark District and Local Historic District are different designations.

Benefits of the National Historic District were contained in information previously provided. In that information it is stated there will be standards and guidelines that property owners will be obliged to follow.

Zoning Code Historic Overlay District is addressed in Chapter 1143 ((H Historic Overlay District). The role of the Planning Commission in Local Historic Districts is defined in Chapter 1143.03 (Planning Commission), and designation process is per Section 1143.05 of the Village of Greenhills Codified Ordinances.

Designation application form can be completed on the request of 51% of residents or Village Council. This is to define the boundaries, type, condition, and criteria as basis for local ordinance.

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Standards and guidelines are contained in Section 1143.06 of the Village of Greenhills Codified Ordinances to address the following:

- Why: to guide decision-making about appropriateness of building and demolition permits;
- When: at the time or after local designation.
- How: develop with community participation prior to local designation.

In answer to a question by Ms. Waltherr, Ms. Sullebarger stated training is available for Planning Commission members and she would be glad to share further information on this subject.

In reply to another question by Ms. Waltherr, Ms. Sullebarger explained regulations could contain some flexibility or modifications to address specific situations such as handicapped accessibility, converting a garage into living area, and converting flat roofs into gable roofs. These and others would be written into the guidelines for the specific Local Historic District.

Mr. Adams called attention to landlords versus owner-occupied properties buying into the proposal as it relates to the cost to bring rental properties into compliance with the local historic designation. Ms. Sullebarger suggested this could be handled in the Property Maintenance Code, and noted there are Federal credits and other financial assistance available for substantial rehabs. Design and historical character can attract renters who value this style of environment.

Ms. Sullebarger stated preservation will not happen on its own. Suggested a discussion with property owners to urge their support for a Local Historic District in their area.

Mr. Halter encouraged Council and the Planning Commission to review the material presented and additional information forthcoming, including numbers and guidelines, as the proposed process toward a Local Historic District moves forward. Mr. Halter stated it is imperative that the owners of the properties as well as the occupants be involved in the discussion process.

2. RESOLUTION NO. 2018-15-S&S

Authorizing the Municipal Manager to Execute an Agreement with JK Meurer Corp. for the Greenhills 2018 Paving Project was read in full by Mr. Lee

Mr. Lee moved to adopt, seconded by Mr. Halter.

Kovach – Repairs will take place on the following streets: Jewel Lane, Foxworth Lane, Handel Lane, Carini Lane, Hadley Road (cul de sac) and Junefield Avenue.

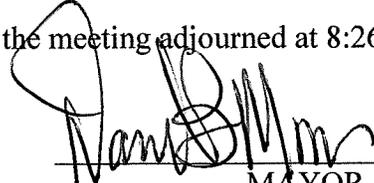
Voting as follows: “Aye” - Drees, Halter, Hermes, Lee and Waltherr; “No” – none
 Resolution No. 2018-15-S&S adopted 5-0 by roll call vote.

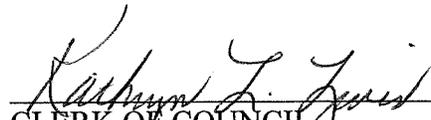
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In response to a question asked by Mr. Drees, Ms. Kovach indicated the repairs at the pool were more extensive than originally thought; however, the repairs are nearing completion for an "on-scheduled" opening.

Mr. Lee called attention to a seam on Winton Road where Greenhills' portion of the road repairs end and Springfield Township's begin; the Municipal Manager will follow up on this issue.

With no further discussion forthcoming, the meeting adjourned at 8:26 p.m.


MAYOR


CLERK OF COUNCIL