Mayor Randy Winkler called the Carlisle, Ohio Municipal Council Regular Meeting of Tuesday, February 26, 2019 to order in Council Chambers at the Carlisle Town Hall building, 760 Central Avenue, Carlisle, Ohio. The meeting was opened at 7:01 p.m. with the Pledge of Allegiance.

Roll Call:
- Mr. Nic Lamb present
- Mr. Randal Jewett present
- Mr. William Bicknell present
- Mr. Brad McIntosh absent
- Ms. Barb Tankersley present
- Mr. Tim Humphries present
- Mayor Randy Winkler present

Staff members present: Village Manager Julie Duffy
Clerk of Council Jennifer Harover

Mayor Winkler announced that Mr. McIntosh is absent this evening due to traveling for business. Mr. Lamb made a motion to excuse Mr. McIntosh, seconded by Mr. Jewett.

Roll Call:
- Ms. Tankersley yes
- Mr. Lamb yes
- Mr. Humphries yes
- Mr. Bicknell yes
- Mr. Jewett yes
- Mayor Winkler yes

The minutes of February 12, 2019 were presented to Council for review. Ms. Tankersley made a motion to suspend the clerk from reading the minutes, seconded by Mr. Lamb.

Roll Call:
- Ms. Tankersley yes
- Mr. Humphries yes
- Mr. Bicknell yes
- Mr. Lamb yes
- Mr. Jewett yes
- Mayor Winkler yes

Mr. Humphries had a minor change to be made in the Minutes. In his Council Report from February 12th, it is listed as Mr. Carpenter attending Vol State and it should read as Ball State. Mr. Bicknell made a motion to approve the minutes with this minor correction, seconded by Mr. Jewett.
**Roll Call:**

Mr. Jewett  yes  
Ms. Tankersley  yes  
Mr. Lamb  yes  
Mr. Humphries  yes  
Mr. Bicknell  yes  
Mayor Winkler  yes  

**Public Forum:**

The Carlisle High School Theater group appeared before Council to promote their upcoming production of “Footloose”. Students dressed in character and gave a very convincing plea for Council to “support the ban on dancing as they have in Bomont!” The production will be playing at CHS on March 8th, 9th and 10th. Production schedules can be found on their website at www.chstheaterarts.org

**Council Report:**

Mr. Humphries commented that he attended the Warren County Municipal League dinner/meeting on February 20th at The Houston Inn. Martin Russell and Matt Schnipke delivered a great presentation concerning activities within Warren County. He spoke with Mr. Schnipke earlier today and will be getting the presentation in a format where they can share the information with the rest of Council. Highlights of the presentation were the new prison and new all-purpose pavilion at the Warren County fairgrounds. He commended the Warren County Municipal League for having such an outstanding presentation. He congratulated Mr. Lamb on the birth of his son.

Ms. Tankersley commented that the Warren County Municipal League meeting was very informative.

Mr. Bicknell congratulated Mr. Lamb on the birth of his son. He thanked the CHS Theater Arts for attending the meeting this evening and he encourages everyone to support the group by attending their performance! He understands that they put on a very good performance and he looks forward to seeing Footloose.

Mr. Jewett had no comments.

Mr. Lamb thanked everyone for their calls, texts and emails congratulating him and his wife on the birth of their son. He thanked Officer Bens for his service to the community as he will soon be leaving his employment with Carlisle. He also commended Officer Krebs for his actions on January 13th. He would like to suggest a work session for Council to discuss Economic Development. He would like to have an update as to current standings within the community.

**Mayor’s Report:**

Mayor Winkler thanked Officer Bens for his service and dedication to Carlisle. Officer Bens is not going very far but he will still hates to see him leave the Village. He thanked Officer Krebs for his diligent work as a police officer in our city.

Mayor Winkler commented that during the reorganization meeting, council did not discuss the appointing of Deputy Mayor. This was most likely skipped over due to Mr. McIntosh receiving the appointment late in 2018 at the departure of Mr. McEldowney.
Mr. Bicknell made a motion to appoint Mr. McIntosh as Deputy Mayor, seconded by Mr. Jewett.

**Roll Call:**
- Ms. Tankersley: yes
- Mr. Lamb: yes
- Mr. Humphries: yes
- Mr. Bicknell: yes
- Mr. Jewett: yes
- Mayor Winkler: yes

Mr. Brad McIntosh has been appointed as Deputy Mayor.

**Manager's Report:**

Mrs. Duffy reminded the community that the scrap tire event will be held this weekend, March 2\textsuperscript{nd} at Lebanon Sports Complex (900 McClure Rd, Lebanon) from 9:00am until 2:00pm. This event is sponsored by Warren County Health District and is for Warren County residents only. Tires must be off of the rim and there is a 10 tire limit per truckload. She reminded citizens that this time of year is when potholes in our roadway appear. Between the freezing and thawing temperatures each day, new potholes show up practically overnight. Please contact Town Hall to report any pothole within the Village. Our service department will be fixing these potholes as soon as weather allows.

**Committee Report:**

Mayor Winkler commented on the Utilities Commission meeting that was held this evening prior to Council. The Commission went over the new solid waste contract. This service for the Village went out to bid and received two bidders. However, only one bid was actually submitted for consideration. The numbers were approximately 2% higher than the previous contract. This new contract will include a 56 gallon recycling bin that before incurred an extra rental fee. This contract will be on for an emergency reading this evening. They also spoke briefly about the Veolia Water Treatment plant regarding some of the updates that are happening there. This contract will also be on this evening for an emergency reading.

**Old Business:**

None

**New Business:**

Waterbury Village – Planned Development Overlay District

Mrs. Duffy presented and explained the “PDOD.” It is a new zoning classification for a development of residential homes between Marty Lee Road and Franklin-Trenton Road known as the Waterbury Village subdivision. The current owner of the property is Weidle Bolen Development. The applicant requesting this change of zoning is J.A. Development (dba Cristo Homes). The acreage for this development is just under 32 acres. The current zoning for this area is R-2, single family district. The proposed use for this development is 79 lots (single family residential). Part of this areas is already platted and developed. The first part of Waterbury was already adopted under a different type of zoning district that we had at the time of adoption, a “PUD” planned unit development. When our
Village Code was updated in 2013, PUD's were out and PDOD's were in. The original development was just under 58 acres with 106 manufactured homes. Back in 2005, Weidle Bolin Development worked with Planning Commission and Council when they proposed the 106 homes. Originally they wanted manufactured homes and smaller lots than what the Code at that time allowed. It was originally a five phase project with Phase 1 and Phase 2 having final development accepted by Planning Commission and Council in 2005, however, only Phase 1 (25 lots) were recorded by the Developer with the county and developed. Phase 2 was never recorded with the County. A residential TIF was established in 2005. TIF monies are to be used for future drainage improvements on Marty Lee and Jill Drive. The TIF improvements for this development do not prohibit the development of this acreage. Some of the Village TIF's do requirement improvements to be made in order for the development to continue such as Indian Trace. For this particular development, the TIF improvements are for the general area and are nothing that will prohibit the development.

In 2007, the Developer also gained approval to build traditional “stick built” homes within this development. Looking through past Council minutes, it was documented that at the time stick built homes were selling better. At that time only three manufactured homes were being built. By the end of 2007, all development within this area stalled with no record as to why. It has remained in this state since that time. Both of the preliminary plan and the POD standards have since expired. Any future development now has to be built to R-2 standards or begin the process all over again.

Cristo Homes has a contractual relationship with Weidle Bolin Development and is in the process of purchasing the undeveloped acreage which was originally Phases 2 through 5. Basically, they are wanting to continue the Waterbury Village development. Cristo is wanting to develop this area with the proposed size requirements: Lot Size (min) -12,000 sf; Frontage (min) - 80 ft; Front Setback (min) - 35 ft.; Side Setback (min) - 10 ft.; Rear Setback (min) - 30 ft.; Floor Area (min) - 1,500 sf. These figures do match what was originally approved with Waterbury.

This zoning amendment will be the same process as any other change to the zoning code. Initiation of the amendment was made by the property owner. Public hearing notifications were sent out to all property owners within 300 feet of this proposed acreage parcel. On January 17, there was a required public hearing held at Planning Commission. Planning Commission made a recommendation with some modifications that the development be sent to Council for approval. Notifications were again sent out notifying property owners of a public hearing being held here with the Council this evening. Council will be seeing this adoption later by ordinance.

Mrs. Duffy gave a handout to Council explaining a PDOD - Planned Development Overlay District ("Attachment A"). There are a few items specific to our Code for PDOD's that the developer is required to do and there are no “out clauses” for these items. A PDOD requires 30% Open Space. Principal and accessory structures must maintain a minimum of 15 ft. setback from all designated open space areas. All trail systems have to be a minimum of 8 ft. wide and they must be buffered from any adjacent residential areas if not located along or within the right of way of a public street. Common facilities (open space, trails, etc.) are to be owned by a Home Owners' Association ("HOA"). (The original Waterbury development was required to have an HOA and the current PDOD requires the same.) A minimum 50 ft. setback from perimeter of total trace must be retained and maintained as landscaped open space.
There are two ponds on this acreage of development. The original open spaces from approved 2005 plans are remaining in this new proposal. Two new areas of open space are being proposed as well. On the west side of the development going east towards the residential lots, there is a 50 ft. "no build zone" (that includes a 10 ft. tree line or "buffer zone") extending into the properties abutting Franklin Township. This 50 ft. "no build" area is a requirement of the PDOD in the Village’s Code. This is important as there will be an active HOA in this proposed development. The Village does not enforce HOA requirements, only those requirements of our Code are enforced. It is possible that if the Village gets an application for an accessory structure on one of the properties in this development NOT abutting Franklin Township, that it would be approved based on R-2 standards but a home at the perimeter of the development would NOT be approved based on the PDOD 50 ft. "no build" requirement. It would helpful for the HOA to adopt the same requirements of these specific lots to avoid confusion and/or conflict with future homeowners. This is being stated for the record as these are the regulations that the Board of Zoning Appeals will use in the future for any requested variances.

There are existing sewer lines on the west side of the development that were laid during development of the original subdivision. Mrs. Duffy explained that these lines would need to be checked by camera for viability before it could be tied into. The Developer may decide to abandoned these lines and install a new sanitation system for the development. Mr. Lamb asked if these areas of sewer lines could be built over. Cristo Home’s engineer from RVP verified that these areas could not have any structures built over them.

Phase 1 was originally approved with specific improvements to be done that were not. Walking trails connecting the two ponds, a monument at entrance of Marty Lee as well as a dry fire hydrant connected to the larger pond were all to be installed during development. When Planning Commission recently reviewed this, staff’s recommendations were to have the developer install these items that were originally never completed. There is also some "clean-up" FEMA filing that needs to be completed. We have paperwork that shows this development was removed from the flood plain but the filings to update the FEMA map were never completed.

Planning Commission met back in January and they have recommended the approval of the PDOD by Council with the following conditions. 1) Limit street parking on the east side of Waterbury Drive. This will be a curbed development and homeowners would be permitted to park in front of their homes. The east side has no residential driveways so this side would be posted with “no parking” signs to help alleviate congestion of traffic especially for emergency vehicles. 2) Cristo Homes will need to work directly with Warren County Engineer’s Office to complete connectivity of Franklin-Trenton Road to Waterbury Drive. Franklin-Trenton Road is not within the Village limits so we have no jurisdiction over approving this connection. Cristo Homes will have to install this connection per Warren County specifications and they may require such things as traffic studies, road improvements, additional right of way and/or turn lanes off of Franklin-Trenton Road. The left turn lane from Waterbury to Franklin-Trenton Road will be discussed more at final development stage. Monument sign placements will be discussed at final development stage to be sure of proper sight distance. 3) Detailed application and certification forms to be completed as part of the final development plans. 4) Developer will match street lights to Phase 1 where possible and adhere to Village Code. 5) Cristo Homes will develop and maintain the HOA. HOA will be responsible for maintenance of all open and common spaces. 6) Walking trails are to be installed around the two existing ponds. It is recommended that they be 8 ft. wide to meet requirements of PDOD, meet ADA compatibility by being an impervious surface and will
be maintained by the HOA. 7) Dry fire hydrant will be installed to Village standards, the location will be determined by Village Fire Chief and maintained by HOA. 8) Entrance monuments will be installed at Marty Lee Lane entrance as well as Franklin-Trenton Road entrance. These signs must meet Village standards and will be owned and maintained by the HOA. 9) Existing sanitary with Phase 2 must be inspected for current condition with any issues being addressed prior to Village acceptance. 10) Developer to provide easement between the subdivision and Jill Lane upon request of the Village. This drainage easement is a TIF improvement that was discussed earlier. 11) Developer will be permitted to incorporate Phase 1 acreage of open space in their calculations for 30% of total development acreage. 12) Developer will be permitted to combine open space parcels, where possible, for recording purposes.

Joe Cristo of Cristo Homes stated that they have been in discussions for several months on this development. Mrs. Duffy gave a very good overview of what has been agreed upon for this development. He stated that there is some clean-up to this development and some higher costs associated to it but this neighborhood will have a great sense of community. Cristo Homes is very familiar with HOA’s and they know them well when started from scratch and/or when taking over. He has spent a lot of time and money to shore up this HOA. Most of the HOA work is already completed, he will mainly just need signatures at closing to give HOA authority to Cristo Homes. At that point, he would become the declarant with the ability to set the rates and rules. He will want to work with the Village to take their PDOD requirements and put them in the HOA rules to make sure that everyone is on the same page. He will also make sure that each homeowner understands the rules as they purchase these homes.

Mr. Lamb questioned what they will do with the sanitary system that runs under these residential lots if they choose not to use it. Shane Delong of RVP Engineering stated that they would run the sewer lines under Waterbury Drive if they do not use the current system. At that point, they could tear out the unused sections from the residential lots so they did not create future problems for the homeowners.

Mayor Winkler has concerns about homes abutting Franklin Township not being able to have accessory structures due to the 50 ft. “no build” zone. Mr. Cristo asked Mrs. Duffy if this was something that could be issued a waiver now for those individual lots. Mrs. Duffy explained that the PDOD rules do not give an “out” clause to these specifications of the PDOD, meaning that neither Planning Commission nor Council can approve a variance. She does, however, recommend that this particular issue of PDOD’s be added to Council’s list of possible discussion points for zoning amendments in the future. This would make it possible for PDOD standards to change in the future that would then also change them for this particular development. As it is currently written, there are no “out” clauses. Mr. Cristo explained that they could place specific language in the HOA handbook regarding the placement or limitation of accessory structures on specific lots. This will make sure that homeowners are aware of these restrictions prior to purchasing the homes so there are no surprises. Mayor Winkler stated that is his biggest concern that homes will be purchased and then later when they apply for a shed permit they will be told no; he wants them to know this up front. Mr. Adam Cristo spoke that they can also do addendums to contracts where it will show all specifics for each lot from fees to setbacks and what is allowed on each residential lot. It would be signed off separately by each homeowner during closing so there would be no surprises later.
Mr. Cristo is requesting that Council allow them to “phase in” the walking trails around the ponds. They would like to establish each walking path as specific phases of the development are put in versus having to incur the total cost at the initial phase of the development. Asphalt of these paths will be a high cost to them. Questions were asked if the smaller of the two ponds would have a path circling it in total or if it would be a “C” shape. The smaller of the two ponds is actually a larger pond than what is shown on the development plans. It extends into a neighboring parcel where connectivity would not be accessible within this development. Mr. Cristo believes that they have worked well with Planning Commission’s recommendations and with that of staff to make this a very special development for the Village. He explained that a model home would be built towards the entrance off of Franklin-Trenton Road that would be decorated and staffed in order to showcase the community in the best light possible. Mrs. Duffy commented that Phase 2 was decided encompass the lots along Waterbury down to Franklin-Trenton Road so that connectivity could be made there first. This would allow for emergency services to be better utilized before and during construction of homes into this area.

Mrs. Duffy explained that for this development to work, there will need to be a strong HOA. This development was specifically made with smaller lots for a reason to attract a certain market and there were certain caveats that were naturally attached to it. However, Phase 1 was built and an HOA was never enforced. Without that HOA, there is no adherence, or knowledge, of the people purchasing these lots and what they can or cannot do. The Village currently has a request on the table for a variance from a homeowner in Phase 1 because they want to build a large shed on a small lot. This development must go hand-in-hand with a strong HOA in order to make it work as planned. Mr. Adam Cristo again explained that he would like to have these same rules in the HOA so that these type of requests were stopped by the HOA and never brought to the Village. Mr. Joe Cristo explained that having a strong HOA is also important to the developer as it is how they manage their communities. After a year or so in the HOA when the numbers have built up, they will hire a management company to run the HOA. They will stay in touch with the community and review it to be sure that homeowners are following the HOA guidelines. As far as the residents currently in Phase 1 that have never paid the HOA dues, it will be tough to bring them in but the HOA is a part of their deed. In Phase 1, there were 26 home sites, when Cristo arrived there were 6-7 homes already established. Since that time, Cristo has built about 7 additional homes. The homes in Phase 1 will be a part of the same HOA established with the remainder of the development.

Mrs. Duffy mentioned to Council that there are two issues that they will need to consider. One is the walking trail around the smaller of the two ponds and the ability to have it circle completely. This may be something to amend in the recommendations so that Planning Commission looks at the feasibility of it during a specific phase in development. The second would be to address some of the concerns about the setbacks on these properties. She is not recommending to completely change the PDOD language at this time but to have Council go through possible “out” clause language that would allow those provisions to be waived or looked at if Planning Commission and Council feel it is necessary. That would at least allow some flexibility where currently there is none. Mr. Jewett agrees with Mrs. Duffy’s recommendations.

Public Hearing

Mrs. Vicky Powers of 7694 Franklin-Trenton Road approached Council. She is confused if this area would be allowing commercial buildings. Mrs. Duffy explained that PDOD’s could be used for
commercial but this particular development is solely residential, not commercial. Mrs. Powers is also concerned about the railroad underpass at Franklin-Trenton Road just east of the proposed development entrance. Mrs. Duffy explained that the Village will not have any involvement with this portion as this area of Franklin-Trenton Road lies outside of the Village limits. The Developer will work solely with Warren County Engineer’s Office on this portion. The Developer will begin those discussions with Warren County once they have a complete vision of what the subdivision project will entail with the Village. Mrs. Powers asked the Cristo representatives if there was still a question regarding FEMA. Mr. Joe Cristo answered that their questions have been answered and that they will be developing the area based on Village Code and FEMA regulations as well as any specifications laid out by staff, Planning Commission and/or Council. Mrs. Duffy explained that Cristo will be doing what is necessary by FEMA to meet the standards of getting these proposed building sites out of the flood plain. This, in turn, would allow Cristo to build homes with basements. Mayor Winkler added that during the original development, the larger pond was actually dug out and the materials from it were spread across the area in order to raise the building lots out of the flood zone. Mrs. Powers stated that she and her husband were not required to pay flood insurance until 2016. She is not sure why this happened but she is hoping that any work that is done within this development to get lots out of the flood zone will also help her property to be out of the flood zone as well. She is not certain that it will help since she is outside of the development area and actually resides in Franklin Township. Mrs. Duffy stated that after looking through previous FEMA maps, this area has always been in a flood zone but that mortgage companies are the ones who determine whether or not a property owner is required to carry flood insurance. Mrs. Duffy explained that the map being shown this evening is actually from 2010 so perhaps something changed with Mrs. Powers’ mortgage company that required the addition of flood insurance. Any changes made to this area during development will only affect the proposed neighborhood area and not any outside lots or properties. Even if FEMA changes the flood zone to this development, it should not directly affect that of Mrs. Powers’ property.

No other public approached Council.

Mayor Winkler closed the Public Forum.

First Reading of Ordinances and Resolutions:

RES 2-19  A RESOLUTION AUTHORIZING THE VILLAGE MANAGER TO SIGN AN AGREEMENT WITH RUMPKE, INC FOR RESIDENTIAL SOLID WASTE, RECYCLING AND YARD WASTE PICK-UP, AND DECLARING AN EMERGENCY.

Mrs. Duffy explained that this will allow her to sign and continue a contract with Rumpke, Inc. for solid waste collection and recycling services from April 1, 2019 until March 31, 2022. The contract also has two extension year options built into it. It is on as an emergency because our current contract expires on March 31, 2019, so there is not enough time for three readings in thirty days.

Ms. Tankersley made a motion to suspend the rules requiring three readings, and have one reading by title only, and declaring an emergency, seconded by Mr. Lamb.
Roll Call:
Mr. Humphries  yes
Ms. Tankersley  yes
Mr. Bicknell  yes
Mr. Jewett  yes
Mr. Lamb  yes
Mayor Winkler  yes

With no further discussion, Mr. Jewett made a motion to adopt, seconded by Mr. Bicknell.

Roll Call:
Mr. Jewett  yes
Mr. Humphries  yes
Mr. Bicknell  yes
Mr. Lamb  yes
Ms. Tankersley  yes
Mayor Winkler  yes

Resolution passed on this day will be entered into Resolution Record Book as Res 2-19.

RES 3-19  A RESOLUTION AUTHORIZING THE VILLAGE MANAGER TO SIGN THE FIRST AMENDMENT TO THE INTERGOVERNMENTAL AGREEMENT OF THE FRANKLIN AREA WASTEWATER TREATMENT CORPORATION, AND DECLARING AN EMERGENCY.

Mrs. Duffy explained that this would allow the Manager to amend our current intergovernmental agreement with Franklin Area Wastewater. This is the agreement that the cities of Franklin, Germantown, Carlisle and Warren County have as co-owners of the Franklin Area Wastewater Treatment facility. We are going through this process for some extensive upgrades to this facility. In order to issue the debt, there are some terms of the agreement that need to be modified. There is reference to a consumer price index for the Cincinnati region that no longer exists so we need to modify to show that we are able to use the Mid-West consumer price index. This is on for an emergency because the Regional Wastewater Board needs to have it signed as soon as possible so that they can move forward with the debt issuance for the facility.

Mr. Bicknell made a motion to suspend the rules requiring three readings, and have one reading by title only, and declaring an emergency, seconded by Mr. Lamb.

Roll Call:
Ms. Tankersley  yes
Mr. Lamb  yes
Mr. Jewett  yes
Mr. Bicknell  yes
Mr. Humphries  yes
Mayor Winkler  yes
With no further discussion, Mr. Lamb made a motion to adopt, seconded by Mr. Bicknell.

Roll Call:

Mr. Lamb    yes
Mr. Humphries  yes
Mr. Bicknell  yes
Mr. Jewett    yes
Ms. Tankersley yes
Mayor Winkler  yes

Resolution passed on this day will be entered into Resolution Record Book as Res 3-19.

RES 4-19  A RESOLUTION AUTHORIZING THE VILLAGE MANAGER TO SIGN THE FIRST AMENDMENT TO THE AMENDED AND RESTATED SERVICE AGREEMENT WITH VEOLIA WATER FOR THE OPERATION OF THE FRANKLIN AREA WASTEWATER TREATMENT PLANT, AND DECLARING AN EMERGENCY.

Mrs. Duffy explained that there are two agreements to operate the Franklin Area Wastewater Treatment facility. One is the Intergovernmental Agreement that defines the entities and their roles and the other is with the company that operates the daily activities of the facility which is Veolia Water. Since there are two agreements, there are changes that will need to be made to this agreement as well based on the consumer price index and other modifications due to the debt issuance for the improvements. This is also on for an emergency because they need to have this amended quickly so they can also move forward with the debt issuance.

Ms. Tankersley made a motion to suspend the rules requiring three readings, and have one reading by title only, and declaring an emergency, seconded by Mr. Bicknell.

Roll Call:

Mr. Bicknell  yes
Mr. Humphries yes
Mr. Lamb      yes
Mr. Jewett    yes
Ms. Tankersley yes
Mayor Winkler  yes

With no further discussion, Ms. Tankersley made a motion to adopt, seconded by Mr. Jewett.

Roll Call:

Mr. Humphries yes
Ms. Tankersley yes
Mr. Bicknell   yes
Mr. Jewett     yes
Mr. Lamb       yes
Mayor Winkler  yes
Resolution passed on this day will be entered into Resolution Record Book as Res 4-19.

ORD 3-19  AN ORDINANCE TO APPROVE CURRENT REPLACEMENT PAGES TO THE CARLISLE CODIFIED ORDINANCES, AND DECLARING AN EMERGENCY.

Mrs. Duffy explained that we use a codification service, Walter H. Drane, that handles our codification, both online and hardcopy updates. Another part that they play is to continue to look at changes to State code that would affect us at a local level. Our traffic code and our general offense code indicate language that is mirrored by the State. When the State changes certain language that relates to either traffic or general offense, we also need to update our code to adopt those changes. They have gone through and given us the traffic codes and general offense codes that have been updated by the State so that we can comply with State code. It is on as an emergency so we can be as up to date with State code for enforcement as possible.

Mr. Lamb made a motion to suspend the rules requiring three readings, and have one reading by title only, and declaring an emergency, seconded by Mr. Bicknell.

Roll Call:

Mr. Jewett     yes
Ms. Tankersley yes
Mr. Bicknell   yes
Mr. Humphries  yes
Mr. Lamb       yes
Mayor Winkler  yes

With no further discussion, Mr. Jewett made a motion to adopt, seconded by Ms. Tankersley.

Roll Call:

Mr. Bicknell   yes
Mr. Jewett     yes
Mr. Lamb       yes
Mr. Humphries  yes
Ms. Tankersley yes
Mayor Winkler  yes

Ordinance passed on this day will be entered into Ordinance Record Book as Ord 3-19.

ORD 4-19  AN ORDINANCE AMENDING CHAPTER 220.01, RULES OF COUNCIL OF THE VILLAGE OF CARLISLE CODIFIED ORDINANCES – (1ST READING)

Mrs. Duffy stated that this came out of discussions that Council had during their last work session about wanting to update Council rules. This is the legislation based upon that discussion, specifically changes to sections that require reading of the minutes in full (Rule 13), the application and interview process of citizen applicants (Rule 15), modifying how a committee report is handled in Council (Rule 19), clarifying that if there is to be called an emergency meeting, how Council shall be notified (Rule
33), and clarifying the language of how we handle the adoption of emergency language (Rule 34). This also includes some clean-up minor issues from previous Council suggestions that threw off the appropriate numbering of Rules.

This ordinance will be on for a second reading on March 12, 2019.

ORD 5-19  AN ORDINANCE ADOPTING THE REZONING OF PLUS OR MINUS 33.13 ACRES OF LAND BETWEEN MARTY LEE LANE AND FRANKLIN-TRENTON ROAD FROM R-2 SINGLE FAMILY RESIDENTIAL TO R-2 PLANNED DEVELOPMENT OVERLAY DISTRICT FOR RESIDENTIAL DEVELOPMENT – (1ST READING)

Mrs. Duffy asked Council, based on earlier discussions during Public Forum, if modifications should be made to this language regarding walking trails. Currently the language reads that walking trails around the two ponds are to be 8' in width with impervious surface and that they are owned and maintained by the HOA. There were discussions about adding language to put in the walking trails in phases and about Planning Commission reviewing the accessibility of a walking trail circling the smaller of the two ponds. Council agreed to modify this language especially considering that the smaller trail may not have the ability to go all the way around. Mr. Lamb questioned if the original recommendation from Planning Commission actually spoke to a time frame on construction of walking trails. Mr. Bicknell did not believe that a specific time frame was given other than at the completion of the subdivision. Mrs. Duffy asked Council if they wanted to give a specific date to when the trails were put in based on phases of development, if they wanted to refer this back to Planning Commission or if they wanted it to be at Developer’s discretion. Mr. Jewett recommended that it be up to Planning Commission to work with the Developer on a time frame / phase-in development of the walking trails. All Council members were in agreement.

This ordinance will be on for a second reading on March 12, 2019

Second and Third Readings of Ordinances and Resolutions:

RES 1-19  A RESOLUTION AUTHORIZING THE MANAGER TO ENTER INTO A CONTRACT WITH WARREN COUNTY ENGINEER’S OFFICE FOR THE PURCHASE OF ROAD SALT – (2ND READING)

This Resolution will be on for a third and final reading on March 12, 2019.

ORD 2-19 AN ORDINANCE TO WAIVE THE REQUIREMENT OF PUBLIC OFFICIALS TO HOLD SURETY BONDS FOR THE MUNICIPALITY OF CARLISLE, OHIO AND IN LIEU HOLD AN ADEQUATE INSURANCE POLICY KNOWN AS AN EMPLOYEE DISHONESTY AND/OR FAITHFUL PERFORMANCE POLICY AS PRESCRIBED BY OHIO HOUSE BILL 291 – (2ND READING)

This Ordinance will be on for a third and final reading on March 12, 2019.
Mrs. Duffy asked Council to have a work session following the next meeting on March 12, 2019. She has been working on some potential language to clean-up some zoning code issues related to some “hot topics” during the summer season; accessory building locations, fences around swimming pools and now some proposed changes to the PDOD language to provide that “out” clause talked about earlier this evening. All Council Members were in agreement for the work session to be scheduled after the next Council meeting.

Mayor Winkler mentioned the Council retreat and asked Council to narrow down a date for that. He would like to get a date scheduled at the next Council meeting.

With no further business, Mr. Bicknell made a motion to adjourn, seconded by Mr. Jewett.

**Roll Call:**

- Mr. Jewett: yes
- Ms. Tankersley: yes
- Mr. Bicknell: yes
- Mr. Humphries: yes
- Mr. Lamb: yes
- Mayor Winkler: yes

Meeting adjourned at 8:30 p.m.

Date: 3-12-19

Mayor

Attest:

Clerk of Council
(a) **Purpose.** The Planned Development Overlay District (PDOD) regulations are based on the premise that the ultimate quality of a built environment or development proposal is determined not only by the type, character and allocation of land uses, but also by the way in which such land uses are executed. In many cases, the subdivision regulations and standard zoning district regulations and procedures do not adequately regulate the design of buildings or enable the range of uses in a single zoning district that are appropriate in Carlisle.

(1) The purposes of the Planned Development Overlay District regulations are to:

A. Provide an opportunity for a mix of land uses otherwise not permitted within the standard municipal zoning district classifications.

B. Allow the creation of development standards that respect the unique characteristics, natural quality and beauty of the site and the immediate vicinity and protect the community's natural resources by avoiding development on, and destruction of, sensitive environmental areas.

C. Enable greater review of design characteristics to ensure that the development project is properly integrated into its surroundings and is compatible with adjacent development.

D. Assure compatibility between proposed land uses within and around the Planned Development Overlay District through appropriate development controls.

E. Pursue the housing and economic development goals of Carlisle.

F. Promote efficient and economic use of land and reduce infrastructure costs through unified development.

G. Establish objective criteria for plan review that ensures conformity to community standards.

(2) The procedures established for Planned Development Overlay Districts are designed to encourage:

A. Unified development projects that exhibit creative planning and design in ways that cannot be achieved through a standard zoning district or subdivision regulation, yet are consistent with all applicable plans, including but not limited to, the Comprehensive Plan, and are compatible with contiguous land uses and the intent of this Zoning Code.

B. Imaginative architectural design.

C. Flexibility in building styles and types.

D. Proper relationships between buildings, between developments and between structures and the land.

E. The development of the land in an orderly, coordinated and comprehensive manner consistent with accepted land planning, landscape architecture practices and engineering principles according to approved development plans.