
MUNICIPALITY OF CARLISLE COUNCIL MINUTES
REGULAR MEETING OF COUNCIL
AUGUST 28, 2018 – 7:00 P.M.
760 CENTRAL AVENUE, CARLISLE, OHIO

Mayor Randy Winkler called the Carlisle, Ohio Municipal Council Regular Meeting of Tuesday, August 28, 2018 to order in Council Chambers at the Carlisle Town Hall building, 760 Central Avenue, Carlisle, Ohio. The meeting was opened at 7:05 p.m. with the Pledge of Allegiance.

Roll Call:

Mr. William Bicknell	present
Mr. Randal Jewett	present
Mr. Brad McIntosh	present
Ms. Barb Tankersley	present
Mr. Tim Humphries	present
Mayor Randy Winkler	present

Staff members present: Village Manager Julie Duffy

The minutes of the regular meeting on August 14, 2018 and the minutes of the special meeting on August 21, 2018 were presented to Council for review. Ms. Tankersley made a motion to suspend the clerk from reading the minutes, seconded by Mr. Jewett.

Roll Call:

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

Mr. Bicknell made a motion to approve the regular minutes of August 14, 2018 as presented, seconded by Mr. Jewett.

Roll Call:

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

Ms. Tankersley made a motion to approve the special minutes of August 21, 2018 as presented, seconded by Mr. Jewett.

Roll Call:

Mr. Humphries	yes
Mr. Bicknell	yes
Mr. McIntosh	abstain
Ms. Tankersley	yes
Mr. Jewett	yes
Mayor Winkler	yes

Public Forum:

Mayor Winkler announced that there would be a Public Hearing of Amendments to the Zoning Classifications. There will be 15 minutes for proponents and 15 minutes for opponents.

Opponents:

Mark Dyas of 530 Fairview Drive approached Council. He does not want the zoning of his property changed from M-1 to residential. He understands the goal of such change but that is not a concern for him and he would rather keep his property zoned as M-1. Everything across the street from him is non-residential and he would like for his to remain the same. He has no problem with other property owners changing their own zoning classification but does not want his changed. He purchased the property in 2004 and that M-1 zoning was part of the reason for the purchase.

With no other opponents coming before Council, this section was closed.

Proponents:

Quentin Kurtzhals of 340 Howard Lane approached Council. When he purchased this property, he never imagined that it was a manufacturing zone. They most likely would not have purchased the property had they known the zoning of it. He assumed that it was residential. Across the street is a power sub plant which is not going to go anywhere so it should not be manufacturing either. As a new property owner within the Village of Carlisle, he is working on remodeling this home for his daughter and grandson to move into and he believes it will be one of the better looking homes in Carlisle. He plans on a family living in this home and he would like to see it rezoned to residential. Due to insurance reasons, he would believe that other homeowners in this area would also like to see it changed.

Jim Gross approached Council with concerns of his property on Linden Avenue. He is requesting that the property be changed from residential to manufacturing simply to go along with the properties on each end of it. It would allow him future expansion if necessary but they have no set plans at this time. It would just make more sense for this property to be listed as an M-1 zoning.

Dallas Prater of 231 Judy Avenue approached Council. His property is currently zoned M-1. He and his wife would like to have it zoned residential as they plan to stay there for the remainder of their lives.

Ron Shoemaker of 560 Fairview Drive approached Council. He is supporting these changes due to the nature of his property and the surrounding areas being all residential. He has no intentions of developing the property and will continue to farm it as long as possible. He is supporting the change from M-1 to residential.

Mark Dyas again approached Council. He would like it to be known that he supports the changes recommended for other properties but would like his property left the way it is currently zoned.

No other proponents approached Council so the Public Hearing was closed.

Council Report:

Mr. Bicknell had no comments for this evening.

Mr. Jewett thanked each and every person appearing before Council this evening. He appreciates each point of opposition and/or support for this update that they are working on in the Ordinances.

Mr. McIntosh thanked Council for excusing him from the special meeting on August 21, 2018 due to a work conflict. He would like to have a quick discussion, if there is any, and possibly making a motion regarding Beggar's Night making it October 31st from 6:00pm – 8:00pm. Mr. Humphries asked if this goes along with any other neighboring municipalities. Mr. McIntosh stated that Franklin Township has also voiced October 31st. Mrs. Duffy commented that it is her understanding that several years ago, the Dayton Area Manager's Association got together and informally agreed to always have Beggar's Night on October 31st. This agreement was to keep communities from guessing as to when the event would take place each year.

Mr. McIntosh made a motion to have Beggar's Night on October 31st from 6:00pm to 8:00pm, seconded by Mr. Bicknell.

Roll Call:

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

Beggar's Night will officially be held on October 31st from 6:00pm to 8:00pm.

Mr. McIntosh also made the public aware that school is back in session. Please watch out for school buses and give them room, watch out for children out and about the neighborhoods and please be cognizant of school traffic especially with construction starting up soon. The area of the schools will be torn up over the next two years and extra patience will need to be kept by all. Please obey traffic laws and be proceed carefully.

Ms. Tankersley thanked everyone for coming out tonight. She appreciates their opinions and attendance.

Mr. Humphries commented about the Warren County Municipal League meeting which he attended in Franklin at the Life Center. The speaker at this meeting was State Representative, Scott Lipps and he

had an amazing amount of energy and devotion to our region. He talked a lot about his eye-opening experiences. It was one of the best Municipal League meetings that he has ever attended.

Mayor's Report:

Mayor Winkler mentioned that he also attended the meeting at the Life Center with Mr. Humphries. Mr. Lipps has done a phenomenal job as our State Representative. He disclosed at the meeting that he has received some death threats on himself as well as receiving a letter stating that they knew where his daughter lived – all over some legislative things that he has uncovered there. He thinks that is a shame because Mr. Lipps is working very hard for Warren County. Mayor also expressed his condolences on behalf of the City and Council to the Sannes family. Mrs. Sannes was an art teacher at Carlisle Local Schools. She passed away after a lengthy illness and battle with cancer.

Manager's Report:

Mrs. Duffy reminded the public that Emily Sannes is still offering a free boot camp to Carlisle, Franklin Township and anyone who wants to attend. She is a high energy, ball of fire. The boot camp is on Sundays at Roscoe Roof Park near the Mary Beachler shelter which is the closest shelter to the restrooms and parking area. The boot camp runs from 7:00am until 8:00am and all you need to bring is a bottle of water and a good, positive attitude.

Committee Report:

Economic Development Committee – Mr. Humphries mentioned the main points from this meeting. A Councilmember vacancy was filled at this meeting by Mr. Humphries. There was also an appointment of a new chairman for this committee which was also Mr. Humphries. There were comments about reviewing the past luncheon that was held at the Lions Club and looking forward to hosting another one in September. The biggest concern that they have is business retention and business recruitment. He is excited to be a part of this committee.

Old Business:

None

New Business:

None

First Reading of Ordinances and Resolutions:

ORD 15-18 AN ORDINANCE AMENDING THE CARLISLE ZONING MAP TO CHANGE THE ZONING CLASSIFICATION OF SPECIFIC PARCELS

Mrs. Duffy explained this legislation with no emergency language. This is a continuation of discussion that we had with Council in work sessions in May and June where we invited property owners. Our current zoning map has been in effect for a very long time. Staff has identified several parcels in areas that are currently zoned as manufacturing but have been used as residential and/or they are vacant lots that are surrounded by residential properties. It is important to remember that having family homes in a

manufacturer district is not allowed. Looking back at the current code as well as the previous codes, she cannot find any language where a single-family home or any type of residential activity would have ever been allowed in a zoned manufacturer district. She cannot speak to the past as how it got there but the concern of the staff is for the homeowners. These properties are not zoned properly for their current uses. If something were to happen to those properties where they could become damaged, or damaged beyond 50% of the valuation of them, the rules of our Code would not allow them to be rebuilt as homes because homes are not allowed in those zones. As heard in our public hearing, this was a surprise to many of our homeowners because they have been in their homes for a long time. They purchased these homes and want to continue living in these homes. It is good to clean-up the zoning map rather than have these pockets of manufacturer zones surrounded by residential in order to make them congruent to the neighboring lots. She would like to address Mr. Dyas' concern as he had requests to keep his property manufacturing. For two reasons, staff is recommending that the classification be changed; one, the minimum lot size of an M-1 zone for any of the uses is one acre and Mr. Dyas' property is only 0.75 acres, so if for some reason he would want to bring one of the M-1 permitted uses to this property, he would not be able to use it because it does not meet the minimum lot size. He would somehow need to acquire land to be able to meet that minimum lot size; two, to leave his property as manufacturing would create "spot zoning" which is where you have an island of an individual lot that is zoned inconsistently with the surrounding neighborhood. There has been some discussions in legal circles that in general, in courts, that has been frowned upon as well it has been inconsistent with the land use plan to have one parcel completely different, in terms of use, than the surrounding parcels. She understands that it was zoned M-1 but she would recommend, for the two reasons stated, that if we are going to change the surrounding areas to residential that we would not leave one parcel of land zoned as manufacturing because it could not be used based on the current zone.

Mr. Dyas asked what the properties across the street from his are zoned. Mrs. Duffy showed the current Zoning Classifications Map. Mr. Dyas' property is zoned manufacturing and all of the surrounding areas are zoned residential. Even the power substation across the street is zoned residential and is an allowed use for residential zones. The only properties not zoned residential are on the other side of the railroad tracks from Mr. Dyas' properties and that would be the Police Station, Service Station and Township building which are all proposed to be zoned to Business classification. The concern is that the current lot is 0.75 acres which means it cannot be useable in manufacturing as it doesn't meet the minimum and it is being used as a residential home, either owner-occupied or a rental property. If something were to happen to it, you could not continue to use it as a home. In theory, you could be stuck with a non-developable piece of property.

Deanna Stewart of 341 Lantis Drive approached Council with a question. It was mentioned that some of the areas like the fire station and service station were going to be transitioned to a business classification. If some of these residents, where the property was too small to be listed as manufacturer, would it be possible for them to also transition into a business classification and would they still be able to live in the homes at that time.

Mrs. Duffy stated that the only classification in a zoned business that could be a home is a B-3 and we are having two government facilities, that for the foreseeable future, will remain government facilities and the business classification is the best fit for them. To change any of the existing residential lots to

business, it could create issues of spot zoning where you would have business surrounding by residential and we would need to see if that fit with the land-use plan. From what she can tell from the comprehensive plan, those pockets were earmarked for residential use. Mrs. Stewart was just wondering if it could go in that direction but she did not have all of the information needed to suggest it.

There was no further discussion. Ordinance 15-18 will be on for a second reading on September 11, 2018.

Second and Third Readings of Ordinances and Resolutions:

None

Mayor Winkler stated that Council would be entering into Executive Session to consider the appointment, employment, dismissal, discipline, promotion, demotion, or compensation of a public employee or official with possible action to follow. Mr. Bicknell made a motion to adjourn into Executive Session, seconded by Mr. Jewett.

Roll Call:

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

Council entered into Executive Session at 7:30 p.m.

Mr. Bicknell made a motion to enter back into regular session; seconded by Mr. McIntosh.

Roll Call:

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

Council entered back into regular session at 8:27 p.m.

Mayor Winkler stated that Council has decided to do a second round of interviews. Council will interview three candidates and names will be given to Mrs. Duffy when they are off camera. Council would like Mrs. Duffy to notify the three candidates that were not recommended so they find out from Council first. Mr. McIntosh also suggested that those three candidates not recommended also be given the information of other committee vacancies within the Village, inviting them to apply for those open

seats. Recommended candidates should be invited to second interviews on September 4th, if possible, beginning at 7:00pm with 30-minute sessions for each, with possible action to follow.

Mrs. Duffy had one final reminder. Our Finance Director has requested that before the next Council meeting to have a brief meeting of the Finance Committee. He would like to go over information about the reserve investment policy that he will also be presenting that night for a possible first reading. He would like to discuss it with Finance Committee first. He would like to have the meeting begin at 6:30pm so there is adequate time to go over the information.

With no further business, Ms. Tankersley made a motion to adjourn, seconded by Mr. McIntosh.

Roll Call:

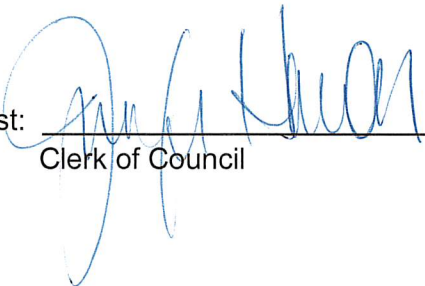
Mr. Jewett	yes
Mr. McIntosh	yes
Ms. Tankersley	yes
Mr. Bicknell	yes
Mr. Humphries	yes
Mayor Winkler	yes

Meeting adjourned at 8:30 p.m.

Date: 09/11/2018



Mayor
CHAIR PERSON

Attest: 

Clerk of Council