

**URBANA CITY COUNCIL
REGULAR SESSION MEETING
TUESDAY, NOVEMBER 3, 2020, 6:00 P.M.**
(The UCC Regular Session Meeting will be held in Training Room in the Municipal Building)

Please join my meeting from your computer, tablet or smartphone.
<https://global.gotomeeting.com/join/849768349>

You can also dial in using your phone.
United States: +1 (571) 317-3112

Access Code: 849-768-349

PLEASE MUTE YOUR PHONES

Call to Order

Roll Call

Pledge of Allegiance

Approval of Minutes

Urbana City Council Regular Session Meeting Minutes of October 20, 2020

Communications

1. Notice to Legislative Authority from the Ohio Division of Liquor Control, regarding Urbana Hotel, LLC. (Please see attached)

2. Third Quarter Activities Report. (Please See attached)

Board of Control

Citizen Comments

Ordinances and Resolutions

First Reading

Ordinance No. 4528-20

An Ordinance to approve and adopt the Urbana South Main Street Corridor Plan as an official planning guide of the City of Urbana, Ohio. (Requires three readings)

Ordinance No. 4529-20

An Ordinance to vacate the 20’ wide alley (0.046 AC) beginning at the northeast corner of Lot 288 of Depositors Addition, south 100.9’ to the southwest corner of lot 276 of Depositors Addition, west 20’ to a point of lot 288 of Depositors Addition, then north 100.57’ to the place of the beginning. (Requires three readings)

Ordinance No. 4530-20

An Ordinance to vacate the 20’ wide alley (0.21 AC) beginning at the northwest corner of Lot 292 of Depositors Addition, south 150’ to the southwest line of Lot 292 of Depositors Addition, Southeast 116.15’ to the north line of Fyffe St., Northwest 105.9’ to a point that intersects with the extension of the west line of 136 Hagenbuch St., North 50’ to the southwest corner of 136 Hagenbuch St., East 50’ to the southeast corner of Lot 294 of Depositors Addition, north 150’ to a point in part Lot 297 of Depositors Addition, then finally, east 20’ to the original place of beginning. (Requires three readings)

Ordinance No. 4531-20

An Ordinance to amend the City of Urbana’s Official Zoning Map by rezoning four parcels of land located at 136 Hagenbuch St., 736 N. Main St., & 738 N. Main St. (Parcel IDs: K48-25-00-04-02-075-00 & K48-25-00-04-02-059-00, K48-25-00-04-02-058-00, K48-25-00-04-02-057-00) which are currently zoned R-2 Medium Density Residential District to M-1 Manufacturing District. (Requires three readings)

Second Reading

None

Third Reading

Ordinance No. 4526-20

An Ordinance to amend the City of Urbana’s Official Zoning Map by Rezoning approximately 4 acres +/- at the intersection of North Main Street and Gwynne Street currently zoned BR-1 Business Residential District to B-2 General Business District.

Ordinance No. 4527-20

An Ordinance to approve and adopt the Champaign County Comprehensive Plan 2020 Update as an official planning guide of the City of Urbana.

Miscellaneous Business

Adjourn

**URBANA CITY COUNCIL
PUBLIC HEARING
OCTOBER 20, 2020**

President Hess called the City of Urbana Public Hearing to order at 6:00 p.m. This Public Hearing was held to consider the following zoning matter:

- REZONE an approximately 4 acres +/- area at the intersection of North Main Street and Gwynne Street from BR-1 Business Residential District to B-2 General Business District per the proposed zoning map amendment recommended by the City of Urbana Planning Commission
- APPROVE AND ADOPT the Champaign County Comprehensive Plan 2020 Update as an official planning guide for the City of Urbana as recommended by the City of Urbana Planning Commission

Doug Crabill began by stating this was brought up by the Planning Commission and that no application was filed. The Planning Commission recommended Council approve the matter. Mr. Crabill added that the mailing went out to approximately 75 addresses and legal ad was placed in the Urbana Daily Citizen as required. Further he stated that in August of 2019, the drive-thru bank closed and the property is now listed for sale. They are looking to change to B-2 General Business District due to the BR-1 uses are pretty limited.

William E. Gibson – 535 N. Main St., spoke of his opposition of this change. He stated that he doesn't want more B-2's in his neighborhood because anything can come into the area. He would like to see the property turned into a green space, a park or something in that nature. He would like the area to remain a BR-1 Business Residential Area.

Vince Gonzales – 132 Lafayette, spoke of his opposition of this change. He stated this would change his neighborhood to a high business area. He stated he thinks this was a great example of spot zoning. He further stated that commercial business brings a lot of by-products with it, such as noise, traffic, parking, etc. He said that when you add the conditional use, it would affect the charm and nature of what Urbana is. He added that in a BR-1, there is no chance for an adult store being put in. He added, this change was to be made, the property value will go down. He also stated that this would eliminate all residential growth, turning it commercial would bring the bad by-products and this is not good for the neighborhood.

Jim Sturgeon – 513 N. Main St., spoke about his opposition of this change. He stated that he was speaking on behalf of the neighborhood, and that they want to maintain the continuity of the neighborhood. Further, he states that they do not want to open that up to commercial property. He stated that he agreed with the idea to turn it into a green space, or build homes on it to bring

in families. He also stated that if it is changed to B-2, you have to keep some normality. He added that if the zoning is changed, the people would also be changed and that this was not good for a residential neighborhood.

Mr. Crabill began speaking on the second part of the Public Hearing, the Champaign County Comprehensive Plan 2020 Update. He stated that if this plan was to be adopted, it would be a plan for the City of Urbana. He stated that the County Commissioners have already adopted it for the County, and that LUC did a nice job putting it together.

President Hess declared the Public Hearing closed at 6:35 p.m.

**URBANA CITY COUNCIL
REGULAR SESSION MEETING
TUESDAY, OCTOBER 6, 2020**

President Hess called the City of Urbana Regular Session Meeting to order at 6:36 p.m. City staff attending: Mayor Bill Bean, Director of Administration Kerry Brugger, Director of Finance Chris Boettcher, Director of Law Mark Feinstein, and Community Development Manager Doug Crabill.

PRESIDENT CALLED ROLL: Mr. Fields, absent; Mr. Hoffman, present; Mr. Paul, present; Mr. Scott, present; Mr. Thackery, present; Mrs. Collier, present; and Mr. Ebert, present.

MINUTES

Mr. Thackery moved to put the minutes on the floor for discussion and possible passage. Mr. Paul seconded. Voice vote on approval: all ayes; nays, none.

Motion passed 6-0.

COMMUNICATIONS

1. Board of Zoning Appeal Meeting Minutes of September 14, 2020.
2. Urbana Parks and Recreation Board Meeting Minutes of August 18, 2020, October 12, 2020, 5:30 p.m. and October 12, 2020, 6:00 p.m.
3. Audit Release Notification
4. Email from the Champaign County Auditor dated October 9, 2020.

Mr. Paul moved to put the communications on the floor for further discussion and possible passage. Mr. Thackery seconded. Voice vote on approval: all ayes; nays, none.

Motion passed 6-0.

ADMINISTRATIVE REPORTS - BOARD OF CONTROL

1. Choice One Engineering - \$30,000.00 increase (Sewer Fund)

Ms. Boettcher stated that in the original purchase order, the breakdowns were based on a percentage of the project. She added that they have run into some issues with the project and that the sewer portion of the project has taken longer than expected.

Mr. Paul moved to put this item on the floor for discussion and possible passage. Mr. Thackery seconded. Voice vote on approval: all ayes, nays none.

Motion passed 6-0.

CITIZEN COMMENTS

Pat Detwiler, representing the DAR, spoke about the Wreaths Across America Project. She stated that currently, there are 1,703 veterans in the cemetery and asked everyone to join them on buying wreaths to help decorate the veteran's graves at the cemetery. She said that this project happens on December 19, 2020, every year, and that this year's cut off for purchase of a wreath is November 30, 2020. She advised that you could order a wreath on-line as well. The cost of a wreath is \$15.00 and they are made of balsam and a red velvet bow is attached. She also advised that you could fill out an order form and they are available at the library, Chamber of Commerce, YMCA and she also had forms available.

Ordinances and Resolutions

First Reading –

Resolution No. 2591-20

A Resolution to approve/disapprove Generation Fee Abolishment/Repeal for the NCO Solid Waste District.

Mr. Brugger said that the Generation Fee would turn over to a Designation Fee, giving it more flexibility. Mr. Paul stated that currently, we pay the \$5.00, and if we vote to abolish the fee, the receiver will pay it. Mr. Brugger affirmed.

President Hess called for a roll call for abolishment: Mr. Hoffman, yes; Mr. Paul, yes; Mr. Scott, yes; Mr. Thackery, yes; Mrs. Collier, yes; and Mr. Ebert, yes.

Resolution passed to abolish Generation Fee, 6-0.

Second Reading –

Ordinance No. 4526-20

An Ordinance to amend the City of Urbana’s Official Zoning Map by Rezoning approximately 4 acres +/- at the intersection of North Main Street and Gwynne Street currently zoned BR-1 Business Residential District to B-2 General Business District.

Mr. Paul stated that he had some reservations about this, part of which is to make the lot more sellable, but would like to see it staying BR-1. He added that there were too many unknowns.

Mr. Thackery stated that it has to be initiated somewhere, but he doesn’t like the feel of it.

Mr. Crabill stated that it is now listed with a different realtor, and it is very limited on how it could be sold. He advised that some conditional uses now are Home Occupancy, Bed and Breakfast, Day Care, Nursing Home, etc.

Mr. Hoffman said that he needs to think about this and that there is the need to do the right thing for our citizens.

Mr. Scott asked if this action come through the Planning Commission unanimously. Mr. Crabill affirmed.

President Hess stated that you have to be careful with the zoning.

Mr. Crabill read the regulations of having an adult entertainment facility.

Mr. Hoffman added that Council could change the zoning at any time. He stated that he felt pretty confident that if something comes in that Council doesn’t like, Council could change it.

President Hess declared this Ordinance to have its second reading.

Ordinance No. 4527-20

An Ordinance to approve and adopt the Champaign County Comprehensive Plan 2020 Update as an official planning guide of the City of Urbana.

President Hess declared this Ordinance to have its second reading.

Third Reading –

None

MISCELLANEOUS BUSINESS/WORK SESSION

Mr. Ebert stated that some folks have come to him with concern about the downtown parking enforcement. He further stated that evidently, there have been some issues with construction workers around the Douglas. He asked what could be done about the construction workers not be able to take up all of the alley space. Mr. Thackery mentioned that he was a part of this topic and that it would be good to speak about at a Work Session.

Mr. Scott asked if Administration and Engineering were happy with the Roundabout. Mr. Brugger asked if this was a trick question. He added that they have completed the contract and were waiting on an invoice. Mr. Scott asked about the sewer and cemetery project. Mr. Brugger advised that it was doing pretty good. Mr. Scott asked about Point North. Mr. Brugger advised there have been discussion on the same, but that topic isn't on the side burner anymore.

Mr. Thackery said there are positive things that could happen with the zoning change. He also stated that he loves looking over at the Douglas at night and seeing lights.

Mrs. Collier stated that she would like to schedule a Work Session for November 10, 2020, at 6:00 p.m. So, scheduled.

Mr. Paul moved to excuse Mr. Fields and Mr. Thackery seconded. Voice vote on approval: all ayes; nays, none.

Motion passed 6-0.

Mr. Paul also thanked everyone for coming out and sharing their views on the proposed zoning change.

Mr. Hoffman also thanked everyone for coming out. He added that he wants everyone to understand that Council ultimately holds the key, and that Council would protect the citizens the best that Council can.

Mr. Brugger spoke about the Third Quarter Activity Report. It was provided to Council and he stated that it would be in the Council Packet for the next meeting so that it could be put on the website. He stated that a lot of ground was covered in this quarter. He spoke of some issues with

the cemetery/sewer project, and was getting approximately around 200 feet per day, but now they had to slow the digging process. He also mentioned that there has been some looking into Chapter 1129 of the Codified Ordinances and he would like to have some future discussion on this topic.

Mayor Bean thanked Pat Detwiler and the DAR for the Wreaths Across America. He said that this is a very good project and it says something about what we think of our veterans. He also spoke about Covid-19 and there is a lot of people coming down with the virus. He added that everyone should be careful, wear a mask, be smart, protect yourself, the elderly and the people around you.

President Hess asked if there was any kind of mapping program for the cemetery. Mr. Brugger stated that there are records and plots could be found with a name provided. President Hess asked if there was a plan to have something on line. Mr. Brugger responded that the City could do a lot of things such as that if the City had the money. Kim Snyder, a representative of DAR stated that DAR is trying to digitize plots and that they would be more than willing to help in anyway.

Mr. Thackery moved to adjourn. Mr. Paul seconded. Voice vote on approval: all ayes; nays, none.

Motion passes 6-0.

ADJOURN AT 7:35 p.m.

NEXT SCHEDULED MEETING

November 3, 2020, at 6:00 p.m.

Council Clerk

Council President

**NOTICE TO LEGISLATIVE
AUTHORITY**

OHIO DIVISION OF LIQUOR CONTROL
8808 TUSSING ROAD, P.O. BOX 4005
REYNOLDSBURG, OHIO 43088-9005
(614)844-2380 FAX(614)844-3188

TO

9284744		NEW		URBANA HOTEL LLC	
PERMIT NUMBER		TYPE		DBA COBBLESTONE HOTEL & SUITES	
ISSUE DATE		170 SR55		URBANA OH 43078	
06 10 2020		FILING DATE			
PERMIT CLASSES		D5A			
11	066	A	C73207		
TAX DISTRICT			RECEIPT NO.		

FROM **10/21/2020**

PERMIT NUMBER		TYPE			
ISSUE DATE					
FILING DATE					
PERMIT CLASSES					
TAX DISTRICT			RECEIPT NO.		



MAILED **10/21/2020**

RESPONSES MUST BE POSTMARKED NO LATER THAN. **11/23/2020**

IMPORTANT NOTICE

PLEASE COMPLETE AND RETURN THIS FORM TO THE DIVISION OF LIQUOR CONTROL
WHETHER OR NOT THERE IS A REQUEST FOR A HEARING.
REFER TO THIS NUMBER IN ALL INQUIRIES **A NEW 9284744**

(TRANSACTION & NUMBER)

(MUST MARK ONE OF THE FOLLOWING)

WE REQUEST A HEARING ON THE ADVISABILITY OF ISSUING THE PERMIT AND REQUEST THAT
THE HEARING BE HELD IN OUR COUNTY SEAT. IN COLUMBUS.

WE DO NOT REQUEST A HEARING.

DID YOU MARK A BOX? IF NOT, THIS WILL BE CONSIDERED A LATE RESPONSE.

PLEASE SIGN BELOW AND MARK THE APPROPRIATE BOX INDICATING YOUR TITLE:

(Signature)

(Title)- Clerk of County Commissioner

(Date)

Clerk of City Council

Township Fiscal Officer

CLERK OF URBANA CITY COUNCIL
205 S MAIN ST
URBANA OHIO 43078

Commerce Division of Liquor Control : Web Database Search

OWNERSHIP DISCLOSURE INFORMATION

This online service will allow you to obtain ownership disclosure information for issued and pending retail liquor permit entities within the State of Ohio.

Searching Instructions

Enter the known information and click the "Search" button. For best results, search only **ONE** criteria at a time. If you try to put too much information and it does not match exactly, the search will return a message "No records to display".

The information is sorted based on the Permit Number in ascending order.

To do another search, click the "Reset" button.

SEARCH CRITERIA	
Permit Number	9284744
Permit Name / DBA	
Member / Officer Name	

[Search](#)[Reset](#)[Main Menu](#)

Member/Officer Name	Shares/Interest	Office Held
Permit Number: 9284744; Name: URBANA HOTEL & SUITES; Address: 170 SR55 URBANA 43078		
HOWELL LAND DEVELOPMENT LLC	5% MEMBER	
JERRY GECOWETS REV TRUST	5% MEMBER	
MICHAEL FAMILY FARMS	5% MEMBER	
JOHN CANESTRARO	5% MEMBER	
STEVEN NOHL TRUST	5% MEMBER	
MIKE NAJOR	MANAGE MEM	

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TO Mayor Bill Bean and Members of Urbana City Council
FROM Staff
SUBJECT Division Activities Report
July - September

DATE: October 16, 2020



WATER RECLAMATION FACILITY (WRF)

- The WFCF operated 838 consecutive days with no NPDES permit violations.
- The WPCF operated for 552 consecutive days without a lost-time accident.
- The Plant treated 144 MG wastewater in the 3rd quarter of 2020.
- The Septage Receiving Facility accepted 1,567,532 gallons of domestic septic tank waste in the 3rd quarter of 2020.
- The Plant recorded 9.67 of precipitation in the 3rd quarter of 2020.
- During the 3rd Quarter 2020, RG Trucking hauled 104.4 dry tons of bio-solids for land application.

CEMETERY

Total Burials: 37
Including Saturday (a.m.): 6
Saturday (p.m.): 3

Total Graves Sold: 18
(Including)
Shepherd Mausoleum: 1 (Niche)
Shepherd Mausoleum: 0 (Crypt)
Legacy Mausoleum: 2 (Niche)
Legacy Mausoleum: 3 (Crypt)

Misc. Sales: 5 (Vases, Plaques, or Emblems)

Notes: The Butcher family plots were finalized in the newly opened Section 69; foundation poured and monument is due to be installed in the Spring of 2021.

Fall foundations prepared for 31 monuments with the actual pour to be completed in October.

Fall flowers were planted in all planters and around the Legacy Mausoleum

Conducted two meetings with the CCPA regarding the October 23rd & 24th Cemetery Tour with John Bry. The octagonal building was cleaned and preparations made for the tour.

ZONING & COMPLIANCE

- One of the department's primary functions is to issue permits for all new development in the City of Urbana. In Q3 2020, the department issued 59 zoning permits (7-Sign, 7-Fence, 4-Principal Structure, 17-Accessory Structure, 1-Pool) resulting in more than \$435,000 in local investment.
- In the months July, August, & September, the department opened 204 new cases and closed 265 cases. The majority of which were vacant building registrations, inoperative or unlicensed vehicles, and trash & debris.
- The department has representatives serving on the Monument Square District (MSD), the Champaign County Visitors Bureau (CVB), and the Logan-Union-Champaign (LUC) Regional Planning Commission.
- As summer turns to autumn, we tend to see a surge in activity and development. As a result, call volume spiked significantly. In Q3 of 2020, the department received or made 792 phone calls.

- The department continues to work closely with Marcia Bailey, Champaign County Economic Partnership Director, to assist and direct developers and business owners in the City of Urbana. We work closely to identify potential development barriers and find solutions to development issues to ensure that dollars are being invested back into our City as opposed to elsewhere outside the County.
- The department is currently working on a comprehensive update to the City of Urbana Sign Code.
- Development Highlights
 - Champaign Co Senior Center Site Plan
 - *All Aboard Storage* Site Plan
 - 219 Freeman Ave. - new house construction
- Planning Commission – 12 Applications in Q3 (*Park National Bank Master Sign Plan, Ramsey Mattress Sign, Fashion Wireless Sign, All Aboard Outdoor Storage Site Plan Review, AVCAP Lot Split & Taco Bell Realignment, Champaign Senior Center Site Plan Review, T-Mobile Sign, N. Main St. Rezoning Application, Beech St. Vacation, FMI Storage Building Site Plan, Sunoco Signs, Champaign County Comprehensive Plan Review*)
- Design Review Board – 3 Applications in Q3 (12 Monument Square storefront & paint, 117 Scioto St. porch railing)
- Board of Zoning Appeals – 2 Applications in Q3 (setback variance for Bill Parker (Laurel Oak St.), sidewalk for 512 E. Light St.)

Upcoming Projects: BR-1 (Business Residential) Zoning District Update, Ultra Met Phase II.

COVID-19 IMPACT UPDATES: The Zoning & Compliance Department continued its optional no contact submittal process. The former Finance/Utility drop box next to the entrance on West Market St. was repurposed to accept zoning applications. In-person meetings with City Zoning & Compliance staff can still be accommodated, but need to be scheduled in advance. The Zoning & Compliance Officer is working full-time from the office, the Zoning & Compliance Administrative Assistant is working 12 hours from the office and 28 hours from home, and the Zoning & Compliance Inspector is working 20 hours per week.

PARKS AND RECREATION DIVISION

- Continue the daily and weekly responsibilities of cleaning and sanitizing the municipal buildings
- Prepare pool grounds and facility, where necessary, for its opening on July 3, 2020
- Continue daily prep of fields and other responsibilities included in recreation baseball/softball and travel baseball games thru their completion in early August.
- Aid in the closure of the pool and grounds which was August 8, 2020. This also included the thorough cleaning of mechanical room/storage area. This area contained unusable, dated equipment and materials that had not been used for many years.
- Prepare and oversee the park ball fields during the August 8th and 9th Rec all-star 8u baseball/softball tournament. This was the second largest weekend tournament held at Melvin Miller Park this season; it included 13 teams from all over the area.
- Sprayed and killed off the remaining ground cover of the upper existing section of the downtown roundabout that contained uncontrollable weeds. Then applied a heavy mulch layer to the area to give it a cleaner, more manageable appearance.
- Graded and prepped sewer and water line installation areas of the new maintenance building; sowed with grass seed and fertilized.
- Layout and setup 10 Recreation/ Club soccer fields and 3 football fields for their fall season at Melvin Miller Park.
- Continued to maintain the appearance and add mulch to downtown roundabout area as needed.

COVID-19 IMPACT UPDATES

Continue to:

- Monitor the health and temperature of all our employees;
- Practice social distancing whenever possible;
- Routinely sanitizing and disinfecting commonly used surfaces; and
- Wearing nitrile gloves and/or masks in all situations that we feel necessary

AIRPORT

- The Grimes Flying Lab Annual Fish Fry was postponed until October 3, 2020. Cold weather limited the number of people who stayed late to listen to the band, but many people did come out for the Fish Dinner. A dedicated 'drive-thru' was set-up giving people the option to pick up their dinners and take them home – many people did take advantage of the opportunity. Students from the Grimes Hi-Point Class helped by delivering meals to the cars so people did not even have to get out of their car.
- All three museums began allowing guests with proper precautions - though foot traffic is light.
- All other events at Grimes Field have either been postponed or moved to on-line meeting platforms for now.

COVID-19 IMPACT UPDATES: Covid-19 continues to impact Grimes. Once restaurant dine-in became an option, the Airport Café business quickly picked back up (with proper precautions). On weekends when the weather is nice, many pilots take advantage of the opportunity to fly-in for food (Pilots are always looking for a 'reason' to go flying). Events however have for the most part been postponed until 2021.

FACILITIES

- Staff continues to maintain the city's multiple locations. We have been replacing light bulbs for several departments. We also have installed LED bulbs at the WWTP in most of the outside wall packs and pole lights.
- Staff is preparing to start on the park tennis court restroom project. This project slated to start the 2nd week of October.
- Mega City was out to do City wide Fire extinguisher inspections. We assisted in multiple locations.
- Also, Mega City was out in late September to complete the yearly fire alarm inspection at the City Municipal Building.
- Replaced the Pole light bulbs to LED bulbs at the Municipal Parking lot.
- Completed a small remodel project in the vestibule on the second floor near the new prosecutor's office and the training room. We also replaced all the bulbs in the training room to LED and changed some light switches around. We worked on the plaster wall that was damaged due to a roof leak. We were able to match the wall paint color to the existing color. Project turned out pretty well.

FIRE DIVISION

News

- Concord and Salem Township three-year contract for EMS and fire coverage signed.
- Urbana Township was notified of their service fee changes for 2021.
- All three townships are now under the same service rate plan.

Prevention

- 21 Inspections completed for the quarter.

Operations

- MARCS radio is in the Phase II transition, which means every county department is using MARCS as its primary radio service. Phase III transition expected to begin in November, which will improve run cards and mutual aid response.
- Firetruck bids are in.

Incidents for the 3rd quarter:

Incident Type	3 rd Quarter		Average for Year
	Amount	Daily Average	
EMS	604	6.57	6.02
Fire	85	.92	.95
Auto Accidents	29	.32	.32
Two incidents in progress	139	1.51	1.36
Three incidents in progress	14	.15	.13
Transports	420	4.57	4.12
Mutual aid received	13	.02	.02
Mutual aid given	5	.01	.01

Training

- 1252 Training hours for the quarter.

Maintenance

- 10.5 hours of in-house maintenance on vehicles.

COVID-19 IMPACT UPDATES: The Division resumed many of its pre-COVID-19 operations. We continue to refine our established temporary measures for the pandemic. Additionally, we are working with the EMA and County Health District in development of a County vaccination plan.

WATER DIVISION**Flow information:**

July- 51.2466 Million Gallons
1.6531 Million Gallons Average Daily Flow

August - 48.0060 Million Gallons
1.5486 Million Gallons Average Daily Flow

September- 41.5705 Million Gallons
1.3857 Million Gallons Average Daily Flow

Total for the Quarter -140.8231 Million Gallons (Up 5.0668 Million Gallons from 2nd Quarter 2020)
(All water treatment plants and distribution system are EPA compliant)

Revenue & Expense**As of 09/30/2020**

Budget Amount \$2,587,580.97
Month to Date Expense \$136,700.08 (September)
Year to Date Expense \$1,971,771.33
Encumbered Balance \$274,424.88
Unencumbered Balance \$342,384.76

Water Department Personal completed the following for the third quarter:

- PEP evaluation
- 1455 OUPS tickets were called in and located for the quarter (up 133 Tickets)
- New SCADA computers at Taft and 29 WTP
- Wash out on the West tower
- Carbon Exchange at OTP
- All fire Extinguishers were tested
- Completed meter maintenance draft
- Lead and Copper sampling completed

- Continuing Valve exercise program
- 3-line breaks at the phase two project
- Several GPS/GIS locates at the phase two site

Projects that we are working on:

- Valve Exercising
- interdepartmental assistance
- Locating all water Valves and Customer service valves (GPS/GIS Program)
- Water meter repair/replacement
- Asset Management Project
- Painting wells and interior pipes at 29 WTP
- Finishing round-a-bout project
- Phase two water line replacements (Scioto Street area)

Upcoming Projects:

- Meter replacement project
- Grimes Field well elimination
- OTP ownership evaluation
- Water Flow modeling program
- office remodeling

Note: These are only highlights and do not reflect day to day accomplishments. There are many other projects and programs that have been completed and others that are in the process of completion.

COVID-19 IMPACT UPDATES: All employees are still taking distancing precautions but starting to enter households or businesses with precautions. Water services are now shut off for delinquent bills with authority from the Ohio EPA. Higher risk employee is isolated from all other employees but still working. All other recommended precautions are taken as advised by the State.

ENGINEERING

- Projects ongoing from 2019.
 - US 36/US 68 Intersection Improvement – Urbana terminated R.B. Jergens’ contract and the work defaulted to the bonding company. Through a completion agreement settled between the bonding company, R.B. Jergens and the City, R.B. Jergens took over the job once again and finished the remedial pavement work, striping and manhole adjustments by early October.
- Projects ongoing in 2020.
 - 2020 Microsurfacing Program – Strawser Construction, Inc. completed microsurfacing, a thin maintenance treatment, on East Lawn and E. Water for a total cost of \$130,785.34 in August.
 - 2020 Unit Price Concrete Work – McGuire Farm and Excavating LLC was awarded the contract for unit price concrete work. The contract covers City dig-related work as in years past but also covered this year’s Sidewalk, Curb and Gutter program for owners who chose not to complete their own work. Streets impacted by the Sidewalk, Curb and Gutter program: Hitt, Elbert, E. Water, East Lawn, S. Kenton, Scioto, Finch and Ames. Owners were given until June 8, 2020 to complete their work. McGuire Farm and Excavating completed the remaining work by late-July (66 properties). Owners were then billed (totaling roughly \$63,000). Those who didn’t pay their bill were assessed (totaling roughly \$32,000) on their taxes over five years.
 - 2020 Asphalt Program – Shelly Company was awarded the contract at \$322,970.90 and recently completed the milling, paving and striping operations. Remaining work includes manhole adjustments to grade and a loop detector. Streets impacted by this year’s program: Elm, Ann, Gwynne, Mosgrove, W. Light, Elbert, Hitt, Cherry, WRF Driveway, two alleys, S. Kenton, Boyce and W. Ward.
 - Phase 2A Water and Sanitary Replacement – Choice One Engineering did the design. M&T Excavating LLC was awarded the contract at \$1,730,090.59 and has almost completed sanitary sewer replacement along Scioto Street and will afterwards flip sides of the street to replace water. Streets impacted: Scioto, Crescent, Ames and Finch. The project is paid via OWDA and DEFA loans from the Ohio EPA. The project began in mid-August.

- Powell to Bon Air Sanitary Sewer – Designed in-house and is currently underway as of early October. Milcon Concrete, Inc. was the lowest and best bid at \$835,956.90. Sanitary sewer will be extended from the fairgrounds to the Bon Air Drive/Miller Drive intersection to relieve an historic pinch-point on Amherst Drive and provide for additional capacity and serving area. Streets impacted: E. Powell, SR 54, Oak Dale Cemetery drives in the new section and Bon Air Drive. The project will be paid via an OPWC grant, OPWC loan and local sewer capital.
- Major designs in progress.
 - South High Street Improvements – The City chose LJB, Inc. for design of the South High Street Improvements, a project for which the City has been awarded north of \$3 million through federal grants. LJB began in September surveying along the corridor and must complete a Stage 1 plan by Christmas for the City and ODOT.
- Projects to be designed and bid.
 - Freeman Avenue would be a standalone CDBG project for curb, sidewalk and paving work; this will likely take place during the spring of 2021. Topography work for the curb and gutter design has been completed by Engineering.
 - Scioto Street curbs and gutters would aim to replace and raise to height most every curb and gutter from Locust Street to East Lawn Avenue/Patrick Avenue. This project has had topography work completed by Engineering but that is it.
 - Railroad Street Storm project would install a large storm system from Railroad Street and Union Alley through road right-of-way and previously acquired land up to W. Light Street to relieve storm sewer pinch points and eliminate the need for a storm water pump station at the W. Light underpass.
- A proposed sidewalk connection and new drive entrance for Urbana Dental Smiles completed its first concrete recently by installing a new drive approach. Engineering and Community Development worked with the owner to connect the sidewalk endpoint on S. Main Street to the new Cobblestone sidewalk next door.
- Plan review has been taking place for such locations as Legacy Place, Q3 Redevelopment, All Aboard Outdoor Storage, Ultra-Met, Urbana Champaign County Senior Center and Park Place (forthcoming subdivision at E. Powell and S. Kenton intersection).
- On my own time, the 9-hole disc golf course is slowly coming to completion. The last item that remains is installation of the main welcome sign east of the Deck Building. Most of it has been built and is sitting in my driveway. This project is being paid with a 75% ODNR NatureWorks Grant and with 25% local in-kind. In order to achieve the local in-kind labor match, I've had nearly 25 volunteers or City personnel pitch-in to work in excess of 200 man-hours.

POLICE DIVISION

July Highlights

- 7/25/2020 - We completed entry-level civil service testing for new police officer applicants and 6 candidates passed both the written and physical fitness testing. From this group of six we are hoping to fill our three current vacancies and hope to have this completed before years end.
- 7/28/2020 – Our new part-time Records Clerk, Laura Milton, began working with us.
- 7/29/2020 – Our Property/Evidence Clerk, Mike Hughes, completed the processing on 9 of our impounded abandoned/junk vehicles and sold them to a local scrapyard for \$900.00.
- 7/30/2020 -- Sgt. Shawn Schmidt and Officer Logan Dunn arrested, Brandon Lee, 32, at his home in Russell's Point, for the overnight robbery attempt at the Valero's gas station, 1273 S. SR 68, Urbana. Police were able to identify Lee as a possible suspect after releasing video of the robbery to local police agencies and Lee was recognized by a Bellefontaine police officer. Urbana officers began surveillance of the Russell's Point home of Lee and arrested him when he returned there with his family around 4:30 p.m.

Police also received assistance from the Logan County Sheriff's Department and the Washington Township Police Department as they worked with Urbana Police Division throughout the day Thursday to locate Lee. Lee was indicted by the August Champaign County Grand Jury for Felony 3 Robbery and Felony 3 Tampering with Evidence. His case is continuing in the court system.

August Highlights

- 8/13/2020 – Sgt. Shawn Schmidt and Officer Keith Hurst were responding to a family disturbance involving an armed man, holding his estranged family at gunpoint, after he'd been reported as having allegedly been molesting one of the family members. When police arrived to the 1060 South High Street apartment complex where this was occurring they came into contact with the man, Tyron Moore, of Springfield. While talking with him, he became agitated and refused to follow the directions of the officers. Ofc. Hurst observed a handgun on Moore and ordered him to slowly lift his shirt. Instead of complying with the officers orders, Moore grabbed the handgun, brandishing it and began to run back to the apartment where a 6 year old was still inside. Officers chased after Moore while giving verbal commands for him to drop the gun, but Moore refused. Ofc. Hurst caught up to Moore as he got to the back door of the apartment and was able to knock him to the floor, which resulted in Moore dropping the firearm. He was arrested and indicted by the August Champaign County Grand Jury on Felony 3 Having Weapons while being a convicted felon, Felony 4 Carrying a Concealed Weapon, felony 5 Obstructing Official Business, and Felony 3 Tampering with Evidence. His case is continuing in the court system.

September Highlights

During the month of September Urbana officers wore lapel pendants on their uniforms to recognize Urbana as a designated *International City of Peace*, sponsored by the Alicia Titus Peace Memorial fund.

- 9/7/2020 – several officers, family members and friends participated in the YMCA's first ever 5K First Responder's Run event. The Urbana Police Division team of Josh Jacobs, Robbie Evans, Casey Evans, Luke Hiltibran, Kerrie Kimpel, Logan Dunn, Seth Lingrell, and Keith Hurst brought home the first place team trophy and helped to raise \$300 for the cause.
- 9/23/2020 – We held a Division Meeting to conduct in-service training and to present officers with recognitions and awards for the 2019 year.

Meritorious Service Award recipient

Logan Dunn

A citation signifying commendation for a high degree of personal initiative, performed significantly above normal requirements in an exemplary manner which contributed significantly to the achievement of the Urbana Police Division goals and mission.

Distinguished Duty Award recipients

A citation for (1) an individual or unit signifying high commendation for efforts to carry out safely, or, improve a police patrol, investigative or tactical operation, or, (2) demonstrate a high degree of personal initiative by contributing significantly to the achievement of law enforcement goals, or community policing program which benefit both the public and the division.

Barricaded standoff at 1060 South High Street on July 30

Sgt. Jason Kizer	Ofc. Todd Pratt
Ofc. Seth Lingrell	Ofc. Chris Bourque
Ofc. Sam Harris	Ofc. A.J. Ervin

Multiple drug related case investigations during July

Sgt. Dave Reese	Ofc. Mike Cooper
Ofc. Brandon McCain	Ofc. Keith Hurst
Ofc. Chris Bourque	Ofc. Casey Evans
Ofc. Luke Hiltibran	Ofc. A.J. Ervin
Ofc. Sam Harris	

Months long covert drug investigations involving a Mark Drive home in March

Sgt. Jason Kizer	Ofc. Logan Dunn
Ofc. Luke Hiltibran	Ofc. Seth Lingrell

Exceptional Duty Award Recipients

A citation award signifying commendation for a highly creditable accomplishment bringing public acclaim to the employee, the Division, or the police profession, as a result of training, devotion to duty or service to the public.

Team of officers responsible for the investigation and arrest of serial arsonist of the former Douglas Hotel from September through November.

Sgt. Jason Kizer	Sgt. Shawn Schmidt
Ofc. Luke Hiltibran	Ofc. Seth Lingrell

Covert drug trafficking case in the Endowment Building in April

Sgt. Dave Reese	Ofc. Mike Cooper
Ofc. Brandon McCain	

Chief's UPD Challenge Coin

A medallion award representing the Urbana Police Division which is awarded either to show an appreciation to any person, reflecting goodwill for positive partnerships between them and the police division, or, for an act by a member of the division of high achievement bringing acclaim to the Division and the Law Enforcement profession.

Research and proposal to the Police Chief by these officers to allow for officers to have the option to wear External Load Bearing Vests

Ofc. Logan Dunn	Ofc. Luke Hiltibran
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Physical Fitness Award recipients

A citation award signifying commendation for the annual fitness testing.

Chief Matt Lingrell	Lt. Josh Jacobs
Sgt. Dave Reese	Sgt. Shawn Schmidt
Sgt. Jason Kizer	Ofc. Robbie Evans
Ofc. Mike Cooper	Ofc. Brandon McCain
Ofc. Casey Evans	Ofc. Luke Hiltibran
Ofc. A. J. Ervin	Ofc. Kerrie Kimpel
Ofc. Logan Dunn	Ofc. Sam Harris
Ofc. Seth Lingrell	Ofc. Keith Hurst
Ofc. Chris Bourque	

LAW OFFICE

Law Director

City Council Meetings/Work Sessions

In the 3rd Quarter, as in the 2nd, COVID-19 pandemic substantially hampered City Council Meetings and Work Sessions. The Law Director did continue to provide guidance on procedure and to answer any legal questions that arose. He also availed himself to all members of Administration and Council for legal advice and representation as pertains to any matter involving the discharge of their duties and responsibilities as representatives of the City of Urbana, Ohio, and as to any matters which arise during those meetings.

Ordinances and Resolutions

In the 3rd Quarter, notwithstanding the COVID-19 restrictions, the Law Director did review each piece of Legislation for presentation to Council.

Code Enforcement

In the 3rd Quarter, COVID-19 pandemic substantially hampered the filing and prosecution of nuisances and zoning violations, however, there was still an uptick in the number of cases filed. The efficiency with which Code violations are enforced continues to be a focus of the Law Department.

Contract/Legal Document Review/Modification

The Law Director and Administration continued to work through numerous City projects requiring complex legal documentation and process including, but not limited to, the roundabout project. Construction and remediation projects, interaction with the Townships and Champaign County, and matters initiated by Community Development were addressed. Each involves the office of the Law Director, some merely for review, others for more detailed participation.

Easements, Appropriations, and Other Civil Matters

In the 3rd Quarter, COVID-19 pandemic substantially hampered these matters.

Municipal Court Prosecutor

The fundamental responsibility of the Municipal Court Prosecutor is to represent the State of Ohio, the City of Urbana, and/or the Villages in Champaign County, in the Champaign County Municipal Court, for all misdemeanors and for any felony cases filed in that Court.

Cases Prosecuted

In the 3rd Quarter of 2020, the Prosecutor's office processed approximately 625 cases. This includes all matters, whether resolved by admission, plea, at pretrial, at a trial to the Bench, or by Jury Trial.

Case Reviews

In addition to prosecuting cases, the Municipal Court Prosecutor reviewed approximately 60 "Prosecution Packets", which contain fact patterns and evidence gathered by law enforcement, to determine whether it would or would not be appropriate to file any charges in a particular case. Generally, the Prosecutor is approached to review cases which require analysis of complex legal application of the law to the facts. They may also involve other issues, such as mental and/or physical impairment of suspects, and how diminished capacity might affect charges.

Victim Advocacy

Through the Municipal Court Prosecutor's Victim's Advocate program, and despite the COVID-19 pandemic, multiple victims of crime were provided guidance and services in the 3rd Quarter of 2020. Special arrangements were made to accommodate the ODH and the Governor's mandates, including the use of teleconferencing and allowing additional latitude in victim waivers of their rights for personal appearance. The office provided services to approximately 110 victims of crime.

Diversion

1 Defendant successfully completed the Municipal Court's Diversion Program during the 3rd quarter of 2020.

COVID-19

The law offices remained open, and staff worked their regular shifts to assure that no person was denied access to justice as a result of the COVID-19 pandemic. The office complied with any and all accommodations requested by the Courts including, but not limited to, attendance at certain hearing by telephone rather than in person, and strict compliance with all social distancing requirements.

SEWER MAINTENANCE

- Sewer Maintenance recorded 21 calls and 4 sanitary digs. Increase over 3rd quarter last year.
- 1455 OUPS tickets. Increase of 145 tickets from last year 3rd quarter. Total for the year we are down 243 tickets from last year to date.
- Staff continues to perform sewer lateral camera inspections free of charge to city residents. We have recorded 6 camera inspections for residents.
- Staff cleaned and inspected over 16,320 feet of Sanitary and Storm Sewer mains.
- Staff also performed over 20 hydro excavations for the Water department.
- Sewer Maintenance staff have been maintaining the collection system and pump stations.
- Staff continues to maintain the blower system at the closed landfill. Staff checks the blowers daily and performs maintenance as necessary. Contactor monitors gas readings quarterly.
- Staff continued working on our Manhole replacement program. We have successfully completed 6 rounds of manholes for a total of 38.
- Staff also completed the 3rd quarter grease trap inspections mid-September.

- Staff also has been working with the contactor, M&T Excavating, as they continue on the Scioto Street Sanitary/ Water project.
- The Vactor Building Extension project was completed. With the asphalt approach to be completed in early October.

COMMUNITY DEVELOPMENT

- Six bids were obtained for the Powell to Bon Air Sanitary Sewer Project in late July 2020. This project was awarded to Milcon Concrete, Inc. in the amount of \$835,956.90. The City of Urbana has secured a grant from the Ohio Public Works Commission in the amount of \$658,900.00. In addition, the City of Urbana has secured a loan (0% interest, 20-year term) from the Ohio Public Works Commission in an amount of up to \$513,900.00. This project is being constructed to address an existing bottleneck in the city's sanitary sewer system at the intersection of Amherst Drive and Bon Air Drive that limits the city's ability to continue to support additional growth on the city's east side. Furthermore, this capacity issue requires frequent cleaning and maintenance of the sanitary system on Amherst Drive and adjacent Bon Air Drive in order to mitigate sewer backups. This project will eliminate this bottleneck by sending the sanitary sewer flow from approximately 430 households (approximately 1,075 residents) and 186 acres of existing development, including Parmore Estates and most of the Bon Air Subdivision, into this new sanitary sewer main. In addition, the project will install a sanitary sewer in an area that is currently unsewered. Long term, the project is also designed to accommodate the future connection of unsewered areas south of the city such as Short Cut Road.
- Continued to serve as the Chair of the Champaign County Census 2020 Complete Count Committee to promote the 2020 Census within Urbana and Champaign County. This committee of local community partners was established for the first time in Champaign County to promote and encourage residents to self-respond to the 2020 Census. As of October 13, 2020, the national self-response rate to the 2020 Census was 66.8% and 70.6% for the State of Ohio. Locally, 2020 self-response rates were as follows (with 2010 self-response rates shown in parentheses): Champaign County was at 73.3% (70.0%), Urbana was at 70.6% (69.3%), Mechanicsburg was at 72.9% (71.2%), North Lewisburg was at 68.2% (57.2%), Saint Paris was at 63.8% (67.8%), Woodstock was at 71.8% (33.3%), and Christiansburg was at 39.5% (71.8%). In addition, Champaign County had the 29th best self-response rate out of 88 Ohio counties. In addition to self-response, the United States Census Bureau deployed census takers to visit non-responsive households in the county to ensure that those households were counted, and the count is scheduled to conclude nationally on October 15, 2020. In comparison to the 2010 Census and as a result of this committee's efforts, self-response increased in Champaign County by 3.3% and in Urbana by 1.3%. In addition, three out of the five largest villages in the county exceeded their 2010 self-response rates.
- On Thursday, September 17, 2020, a media event was held with the development team, community partners, and local officials to signal that the Legacy Place project was moving into the construction phase. This project will invest approximately \$13 million dollars to repurpose the former Douglas Inn, former North Elementary, and former South Elementary into a total of fifty-one (51) affordable apartments for seniors. Construction is now underway at all three buildings, and North and South are anticipated to be ready for leasing/occupancy by the summer of 2021. The Douglas Inn is anticipated to be ready for leasing/occupancy by the end of 2021.
- Continued to work with the city's partners in the redevelopment efforts at the former Q3JMC site. The transfer of the east side of the property to the real estate affiliate of True Inspection Services, the city's development partner in this project, occurred in mid-May of 2020. Furthermore, the NFA letter for the east side was submitted to Ohio EPA on June 29, 2020. The NFA letter for the west side is anticipated to be submitted to Ohio EPA during the 4th quarter of 2020. Development plans for the east side are being finalized, and a potential end user for the west side is being solidified.

FINANCE

2020 Department Operating Budgets & YTD Expenses			
Department	2020 Budget	YTD 09/30/20 Expenses	Budget %
CITY COUNCIL	\$91,170	\$68,360	74.98%
COMMUNITY DEV	\$123,850	\$106,718	86.17%
ENGINEERING	\$242,500	\$169,528	69.91%
FINANCE-ACCTG	\$273,400	\$201,459	73.69%
FINANCE-INC TAX	\$109,650	\$84,504	77.07%
FINANCE-UTIL BILL	\$140,400	\$99,566	70.92%
FIRE	\$2,720,755	\$1,851,459	68.05%
LAW DEPT	\$235,850	\$193,121	81.88%
MAYOR/ADMIN	\$303,200	\$215,745	71.16%
MISC-NON-DEPT	\$463,500	\$469,783	101.36%
MULCH/COMPOST	\$23,075	\$1,739	7.54%
MUNICIPAL COURT	\$753,425	\$540,763	71.77%
PARKS/RECREATION/POOL	\$290,150	\$198,720	68.49%
POLICE	\$2,455,090	\$1,512,214	61.60%
PUBLIC WKS	\$162,150	\$98,899	60.99%
ZONING COMPLIANCE	\$130,275	\$94,154	72.27%
AIRPORT	\$358,800	\$209,342	58.35%
STREET	\$797,550	\$568,010	71.22%
OAKDALE CEMETERY	\$152,335	\$115,652	75.92%
WATER	\$2,515,200	\$1,970,771	78.35%
SEWER	\$3,870,350	\$3,152,278	81.45%
STORMWATER-OPERATING	\$81,000	\$46,256	57.11%
STORMWATER-CAPITAL IMPROVEMENT	\$189,000	\$30,904	16.35%
TOTAL	\$16,482,675	\$11,999,947	72.80%

Fund Number	Fund Name	2020 Expected Revenue	YTD 09/30/20 Revenue	Expected Revenue %
100	General	\$7,039,000	\$5,199,573	74%
200	Airport	\$358,800	\$252,022	70%
205	Street	\$886,000	\$621,496	70%
215	Cemetery	\$156,500	\$138,761	89%
275	P & F Tax Levy	\$1,411,358	\$1,056,091	75%
401	Capital Improvement	\$1,314,298	\$917,467	70%
402	P & F Tax - Cap Imp	\$470,453	\$314,614	67%
605	Water	\$2,348,500	\$1,698,830	72%
610	Sewer	\$3,774,500	\$2,774,169	73%
620	Stormwater - Oper	\$81,000	\$63,303	78%
625	Stormwater - Cap Imp	\$189,000	\$147,668	78%
	TOTAL	\$18,029,409	\$13,183,996	73%

Ordinance No. 4528-20

AN ORDINANCE TO APPROVE AND ADOPT THE URBANA SOUTH MAIN STREET CORRIDOR PLAN AS AN OFFICIAL PLANNING GUIDE OF THE CITY OF URBANA, OHIO.

WHEREAS, in response to recent development projects and increased development interest on the south side of the City of Urbana, the City of Urbana engaged Burton Planning Services in the fall of 2018 to prepare a land use plan for the southern portion of the city along US Route 68 and a part of unincorporated Urbana Township where future development may occur; and

WHEREAS, the City of Urbana has the political and community support to use its assets to solidify itself as an attractive location for businesses and residents alike, to ensure its presence in the regional and national marketplace, and to maintain a high quality of life; and

WHEREAS, as part of the planning process, two stakeholder meetings and interviews with multiple stakeholders were held to obtain feedback during the drafting of the plan; and

WHEREAS, as part of the planning process, the project team collected information on the natural and built environments to understand strengths, weaknesses, opportunities, and threats (SWOT) of the planning area related to biological and ecological factors, land use, transportation facilities, housing conditions and availability, the economy, and demographics; and

WHEREAS, an online public opinion survey was conducted as part of the planning process and over 425 responses were received; and

WHEREAS, a public meeting was held on January 9, 2020 in the Training Room of the Urbana Municipal Building to allow for the public to learn more about and comment on the plan; and

WHEREAS, written comments and online feedback were received about the draft plan through January 31, 2020; and

WHEREAS, the City of Urbana Planning Commission reviewed the South Main Street Corridor Plan at their meeting on February 24, 2020 and recommended by a 6-0 vote that Urbana City Council formally adopt this plan update as an official planning guide for the City of Urbana; and

WHEREAS, updates were made to the draft plan based on public feedback and feedback provided by the City of Urbana Planning Commission; and

WHEREAS, Council held a public hearing pursuant to Chapter 1113.09 of the Codified Ordinances of the City of Urbana on Tuesday, November 17, 2020.

NOW THEREFORE, BE IT RESOLVED by the Council of the City of Urbana, Ohio:

Section 1: That the final version of the South Main Street Corridor Plan (November 2020) as prepared by Burton Planning Services is hereby approved and adopted as an official planning guide for the City of Urbana until superseded by a subsequent legally adopted plan.

Section 2: All actions of City Council and the Planning Commission related to this legislation were conducted in open meetings pursuant to Urbana Codified Ordinance 107.01 and Ohio Revised Code 121.22. City Council held a public hearing pursuant to Urbana Codified Ordinance 1113.09, with notice by publication pursuant to Urbana City Charter Section 2.16, on November 7, 2020.

Section 3: That this ordinance shall take effect and be in force at the earliest time provided by law.


Passed: _____

Marty Hess, Council President

Attest: _____
Amy Deere, Council Clerk

This Resolution approved by me this ____ day of _____, 2020.

Mayor

Department requesting: Community Development		Personnel: D. Crabill	Director of Law review 
Expenditure? Y (N)	Emergency? Y (N)	Public Hearing? (Y) N	
Readings required: 1 2 (3)		If yes, dates advertised: November 7, 2020	
First reading date: November 3, 2020	Second reading date: November 17, 2020	Third/Final reading date: December 1, 2020	

Anticipated effective date if approved: January 1, 2021

Ordinance 4529-20

AN ORDINANCE TO VACATE THE 20' WIDE ALLEY (0.046 AC) BEGINNING AT THE NORTHEAST CORNER OF LOT 288 OF DEPOSITORS ADDITION, EAST 20' TO THE WEST LINE OF LOT 278 OF DEPOSITORS ADDITION, SOUTH 100.9' TO THE SOUTHWEST CORNER OF LOT 276 OF DEPOSITORS ADDITION, WEST 20' TO A POINT OF LOT 288 OF DEPOSITORS ADDITION, THEN NORTH 100.57' TO THE PLACE OF BEGINNING.

WHEREAS, on October 8, 2020, the Ultra Met Company petitioned to vacate the 20' wide alley as described in Exhibits A & B; and

WHEREAS, the 20' wide Alley is located between parcels owned by the petitioner: and

WHEREAS, on October 26, 2020, the City of Urbana Planning Commission recommended by a 6-0 vote, that City Council approve the request to vacate the 20' Alley; and

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Urbana, County of Champaign, and the State of Ohio:

SECTION ONE:

The Alley Vacation Map describing the proposed vacation is attached and labeled as "Exhibit A."

SECTION TWO:

The Alley Vacation description, as prepared Burkhardt Engineering, is attached labeled as "Exhibit B."

SECTION THREE:

The City Council finds that there is good cause for such vacation as requested and such vacation will not be detrimental to the general interests of the citizens of the City of Urbana.

SECTION FOUR:

The 20' wide Alley is hereby vacated subject to easement preservation terms as outlined in Ohio Revised Section 723.041

SECTION FIVE:

The transmission of the City of Urbana Planning Commission's recommendation prepared by the Zoning & Compliance Officer, Adam Moore, is attached and labeled as "Exhibit C."

SECTION SIX:

The Clerk of Council is instructed to endorse upon such plat the action of this Council in vacating such portion of street and alleys and cause the said plat to be recorded in the office of the Recorder of Champaign County, Ohio.

SECTION SEVEN:

The Clerk of Council is directed to notify the Auditor of Champaign County, Ohio of this vacation by sending the Auditor a copy of this Ordinance.

SECTION EIGHT:

This Ordinance shall become effective at the earliest time provided by law.

President, City of Urbana Council


PASSED: _____, of _____, 2020

EFFECTIVE: _____, of _____, 2020

ATTEST: _____
Clerk of Council

This Ordinance approved by me this _____ day of _____, 2020.

Mayor, City of Urbana

Department requesting: Department of Zoning & Compliance		Personnel: A. Moore	Director of Law review 
Expenditure? Y (N)	Emergency? Y (N)	Public Hearing? (Y) N	
Readings required: 1 2 (3)		If yes, dates advertised: November 6, 2020	
First reading date: November 3, 2020	Second reading date: November 17, 2020	Third/Final reading date: December 1, 2020	

Anticipated effective date if approved: December 31, 2020



The City of Urbana | Engineering Department
205 South Main Street, Urbana, Ohio 43078 | (937) 652-4324 | www.urbanaohio.com

Petition for Alley or Street Vacation

Fee: \$ 200

Petition for Vacating a/an Alley _____
(Alley or Street)

To the Council of the City of Urbana, Ohio

We, the undersigned, owners of the property set opposite our names below, the same being a majority property owners on Eyffe _____ between Hasenbuch/Eyffe _____
(Street Name(s)) (Street Name)

and Us, G8 _____, hereby respectfully petition your honorable board to pass
(Street Name)
the necessary legislation to vacate an/a Alley _____
(Alley or Street)

between the points described below and drawn on the attached plot plan.

Describe extents of proposed vacation:
See Attached

Please attach accurate plot plan which indicates and dimensions the right-of-way to be vacated, adjoining rights-of way, adjoining properties/lots, parcel numbers and parcel ownership.

Address	Owner Name(s)	Owner Signature	Date
720 N. Main St.	Ultrag-m et	J. Neil Ceschman	10-8-20
730 N. Main St	'		
738 N. Main St.	-		
136 Hasenbuch St	-		

"Exhibit A"



0 15 30

1" = 30'

LOT 285

PT. LOT 284

PT. LOT 284

LOT 282

DYLAN R. & ALICIA M. TYRRE
O.R. 539, PG. 1305

DEPOSITOR'S ADDITION
PLATSLIDE 76 CABINET 1

ALLEY

S 85°06'50" E
20.00'

DEPOSITOR'S ADDITION
PLATSLIDE 76 CABINET 1

LOT 280

LOT 279

ALLEY

T.P.O.B.

LOT 278

ULTRA MET COMPANY
INSTR.# 2020000004850
O.R. 574, PG. 171

N 83°24'05" W
5.28'

N 05°17'17" E
100.57'

S 105°17'17" W
100.90'

AREA TO BE VACATED
0.046 ACRES

LOT 277

ULTRA MET COMPANY
INSTR.# 2020000004850
O.R. 574, PG. 171

ULTRA MET COMPANY
D.V. 190, PG. 776

LOT 276

ULTRA MET COMPANY
O.R. 568, PG. 2189

LOT 290

LOT 289

LOT 288

DEPOSITOR'S ADDITION
PLATSLIDE 76 CABINET 1

N 84°09'34" W
20.00'

ALLEY VACATED PER
ORD# 4275 & 4295

LOT 275

HAGENBUCH STREET VACATED PER
ORD# 2491 D.V.221 PG. 350

HAGENBUCH STREET VACATED
PER ORD# 3241

PT. LOT 274
ULTRA MET COMPANY
D.V. 190, PG. 776

PT. LOT 274
ULTRA MET COMPANY
O.R. 555, PG. 669

ALLEY VACATION EXHIBIT

ULTRA-MET

120 FYFFE STREET
CITY OF URBANA,
CHAMPAIGN COUNTY, OHIO 43078



BURKHARDT
ENGINEERS & SURVEYORS

28 North Cherry Street | Columbus, Ohio 43215 | Phone: 614-394-8888 | BURKHARDT.COM
CIVIL ENGINEERING | LAND SURVEYING | NATIONAL RETAIL SITE DEVELOPMENT

Horz. Scale: 1" = 30'

Date: 10-21-2020

Design: ---

SHEET NO.

2 of 2

Alley Vacation #2- Legal Description of a 0.046 Acre Alley Tract

Situate in Section 24, Town 5, Range 11 M.Rs., City of Urbana, Champaign County, Ohio, and being a 0.046 acre portion of a 20 foot wide alley to be vacated as recorded in the Depositors Addition (Hitt Farm Urbana) in Platslide 76, Cabinet 1 of the Champaign County Deed Records; said alley portion being more particularly described as follows:

Commencing at the northeast corner of Lot 288 of Depositors Addition (Hitt Farm Urbana) as recorded in Platslide 76, Cabinet 1 and witnessed by an iron pin found bearing N 83° 24' 05" W 5.28 feet away, said corner lying on the south line of a 20' alley and being the true place of beginning for the herein described Alley Vacation #2 tract;

Thence from said true place of beginning across the north side of the alley area intended to be vacated, S 85° 06' 50" E, 20.00 feet to a point in the east alley line and the west line of Lot 278 of said Depositors Addition;

Thence with said east alley line and the west line of Lots 276 through 279, S 05° 17' 17" W, 100.90 feet to an iron pin found on the southwest corner of Lot 276 of said Depositors Addition, also passing an iron pin found on the northwest corner of Lot 276;

Thence along the extension of the south line of said Lot 276 across the 20 foot wide alley intended to be vacated, N 84° 09' 34" W, 20.00 feet to a point in the east line of aforementioned Lot 288 and the west line of the 20 foot wide alley to be vacated;

Thence along said west alley line and the east line of Lot 288, N 05° 17' 17" E, 100.57 feet to the true place of beginning, containing 0.046 acres, more or less, subject however to all highways, easements, and restrictions of record.

The above legal description is the result of a field survey, September 2020, performed under the direct supervision of Michael A. Novean, Professional Land Surveyor No. 8101.

Basis of Bearing: Bearings are based on the east line of Lot 288 taken from State Plane Coordinate System, NAD83 (2011) Adjustment, GEOID 12a, Ohio South Zone, O.D.O.T. VRS/CORS Network (Bearing N 05° 17' 17" E)

Michael A. Novean
PLS No. 8101

BURKHARDT ENGINEERING COMPANY
PHONE: 937-388-0060
Burkhardt Project # 20.188



Department of Zoning and Compliance

205 South Main Street, Urbana, OH 43078 | (937) 652 - 4325 | ZoningandCompliance@ci.urbana.oh.us | www.urbanaohio.com

October 30, 2020

Urbana City Council
205 S. Main St.
Urbana, OH 43078

RE: Ultra Met Alley Vacation Request

Dear Councilmembers,

On October 08, 2020, the Ultra Met Company petitioned to the Planning Commission requesting the 20' Wide Alley (running North to South) containing 0.046 acres of land and located as described in the attached exhibits to be vacated.

On October 26, 2020, the Planning Commission, by a 6-0 vote, recommended that both the 20' wide Alley be vacated.

Respectfully,

A. Moore

Adam Moore
Department of Zoning & Compliance Officer

Ordinance 4530-20

AN ORDINANCE TO VACATE THE 20' WIDE ALLEY (0.21 AC) BEGINNING AT THE NORTHWEST CORNER OF LOT 292 OF DEPOSITORS ADDITION, SOUTH 150' TO THE SOUTHWEST LINE OF LOT 292 OF DEPOSITORS ADDITION, SOUTHEAST 116.15' TO THE NORTH LINE OF FYFFE ST, NORTHWEST 105.9' TO A POINT THAT INTERSECTS WITH THE EXTENSION OF THE WEST LINE OF 136 HAGENBUCH ST., NORTH 50' TO THE SOUTHWEST CORNER OF 136 HAGENBUCH ST, EAST 50' TO THE SOUTHEAST CORNER OF LOT 294 OF DEPOSITORS ADDITION, NORTH 150' TO A POINT IN PART LOT 297 OF DEPOSITORS ADDITION, THEN FINALLY, EAST 20' TO THE ORIGINAL PLACE OF BEGINNING.

WHEREAS, on October 8, 2020, the Ultra Met Company petitioned to vacate the 20' wide alley as described in Exhibits A & B; and

WHEREAS, the 20' wide Alley is located between parcels owned by the petitioner: and

WHEREAS, on October 26, 2020, the City of Urbana Planning Commission recommended by a 6-0 vote, that City Council approve the request to vacate the 20' Alley; and

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Urbana, County of Champaign, and the State of Ohio:

SECTION ONE:

The Alley Vacation Map describing the proposed vacation is attached and labeled as "Exhibit A."

SECTION TWO:

The Alley Vacation description, as prepared Burkhardt Engineering, is attached labeled as "Exhibit B."

SECTION THREE:

The City Council finds that there is good cause for such vacation as requested and such vacation will not be detrimental to the general interests of the citizens of the City of Urbana.

SECTION FOUR:

The 20' wide Alley is hereby vacated subject to easement preservation terms as outlined in Ohio Revised Section 723.041

SECTION FIVE:

The transmission of the City of Urbana Planning Commission's recommendation prepared by the Zoning & Compliance Officer, Adam Moore, is attached and labeled as "Exhibit C."

SECTION SIX:

The Clerk of Council is instructed to endorse upon such plat the action of this Council in vacating such portion of street and alleys and cause the said plat to be recorded in the office of the Recorder of Champaign County, Ohio.

SECTION SEVEN:

The Clerk of Council is directed to notify the Auditor of Champaign County, Ohio of this vacation by sending the Auditor a copy of this Ordinance.

SECTION EIGHT:

This Ordinance shall become effective at the earliest time provided by law.

President, City of Urbana Council


PASSED: _____, of _____, 2020

EFFECTIVE: _____, of _____, 2020

ATTEST: _____
Clerk of Council

This Ordinance approved by me this _____ day of _____, 2020.

Mayor, City of Urbana

Department requesting: Department of Zoning & Compliance		Personnel: A. Moore	Director of Law review 
Expenditure? Y (N)	Emergency? Y (N)	Public Hearing? (Y) N	
Readings required: 1 2 (3)		If yes, dates advertised: November 6, 2020	
First reading date: November 3, 2020	Second reading date: November 17, 2020	Third/Final reading date: December 1, 2020	

Anticipated effective date if approved: December 31, 2020



Petition for Alley or Street Vacation

Fee: \$ 200

Petition for Vacating a/an Alley _____
(Alley or Street)

To the Council of the City of Urbana, Ohio

We, the undersigned, owners of the property set opposite our names below, the same being a majority property owners on Fyffe _____ between Hagenbuch/Fyffe _____
(Street Name(s)) (Street Name)

and U.S. 68 _____, hereby respectfully petition your honorable board to pass the necessary legislation to vacate a/an Alley _____
(Street Name) (Alley or Street)

between the points described below and drawn on the attached plot plan.

Describe extents of proposed vacation:
See Attached

Please attach accurate plot plan which indicates and dimensions the right-of-way to be vacated, adjoining rights-of way, adjoining properties/lots, parcel numbers and parcel ownership.

Address	Owner Name(s)	Owner Signature	Date
720 N. Main St.	Ultra-met	<i>J. Neil Carlson</i>	10-8-20
736 N. Main St	..		
738 N. Main St.	..		
136 Hagenbuch St	..		



ALLEY

DOMNA M. PELFREY
O.R. 521, PG. 306

PT. LOT 287

PT. LOT 287

LOT 286

DEPOSITOR'S ADDITION
PLATSLIDE 76 CABINET 1

LOT 298

S 85°06'50" E
20.00'

ALLEY

S 08°09'57" W, 2.22'

T.P.O.B.

EXISTING
BUILDING

PT.
LOT 297

PT. LOT 297

PT. LOT 296

PT. LOT 296

WHITE AMY E. & DAVID B.
O.R. 529, PG. 216

RICHARD L. TOMBLIN
D.B. 318, PG. 843
0.172 ACRES

150.00'

AREA TO BE VACATED
0.210 ACRES

N 05°17'17" E
150.00'

ULTRA MET MANUFACTURING CO.
D.B. 190, PG. 776

LOT 292

LOT 291

LOT 290

DEPOSITOR'S ADDITION
PLATSLIDE 76 CABINET 1

PT.
LOT 295

PT. LOT 295

PT.
LOT 294

PT. LOT 294

S 85°06'50" E
50.00'

20'

N 05°17'17" E
50.00'

HAGENBUCH STREET
R/W LINE EXTENDED

S 01°29'57" E
116.15'

HAGENBUCH STREET VACATED PER
ORD# 2491 D.V.221 PG. 350

FYFFE STREET
(50' R/W)

N 46°57'15" W
105.90'

PT. LOT 274
ULTRA MET COMPANY
D.V. 190, PG. 776

ALLEY VACATION EXHIBIT

ULTRA-MET

120 FYFFE STREET
CITY OF URBANA,
CHAMPAIGN COUNTY, OHIO 43078



BURKHARDT
ENGINEERS & SURVEYORS

28 North Cherry Street | Columbus, Ohio 43227 | Phone: 614-288-8888 | BURKHARDTINC.COM
CIVIL ENGINEERING | LAND SURVEYING | NATIONAL RETAIL SITE DEVELOPMENT

Horz. Scale: 1" = 30'

Date: 10-21-2020

Design: ---

SHEET NO.

1 of 2



"Exhibit B"

A 28 North Cherry Street
Germaniown, OH 45327

P 937-388-0060
E info@burkhardtinc.com

BURKHARDTINC.COM

Alley Vacation #1- Legal Description of a 0.210 Acre Alley Tract

Situate in Section 24, Town 5, Range 11 M.Rs., City of Urbana, Champaign County, Ohio, and being a 0.210 acre vacation of a portion of Hagenbuch Street and part of a 20 foot alley as recorded in the Depositors Addition (Hitt Farm Urbana) in Platslide 76, Cabinet 1 of the Champaign County Deed Records; said vacated being more particularly described as follows:

Commencing at the northwest corner of Lot 292 of Depositors Addition (Hitt Farm Urbana) as recorded in Platslide 76, Cabinet 1, witnessed by and iron pin found bearing S 08° 09' 57" W, 2.22 feet away, said corner lying on the south line of a 20' alley and being the true place of beginning for the herein described Alley Vacation #1 tract;

Thence from said true place of beginning along the west line of said Lot 292 and the east line of the alley to be vacated, S 05° 17' 17" W, 150.00 feet to a point in the north right-of-way line of Fyffe Street and the southwest corner of said Lot 292;

Thence along the west line of a portion of Hagenbuch Street that was previously vacated in City Ordinance # 2491 and recorded in Deed Volume 221, Page 350, S 01° 29' 57" E, 116.15 feet to an iron pipe found on the north line of Fyffe Street;

Thence along the new north right-of-way line of Fyffe Street, N 46° 57' 15" W, 105.90 feet to a point where said north right-of-way line intersects with the extension of the west line of Richard L. Tomblin as recorded in Deed Volume 318, Page 843;

Thence with said extension of Tomblin, N 05° 17' 17" E, 50.00 feet to the southwest corner of Tomblin, also lying on the north right-of-way line of Fyffe Street;

Thence with said north right-of-way line of Fyffe Street, S 85° 06' 50" E, 50.00 feet to a point being the southeast corner of Lot 294 of said Depositors Addition and on the west line of said 20 foot alley to be vacated;

Thence along the east line of said Lot 294 and the west line of said 20 foot alley, N 05° 17' 17" E, 150.00 feet to a point;

Thence departing said west alley line, S 85° 06' 50" E, 20.00 feet to the true place of beginning, containing 0.210 acres, more or less, subject however to all highways, easements, and restrictions of record.

The above legal description is the result of a field survey, September 2020, performed under the direct supervision of Michael A. Novean, Professional Land Surveyor No. 8101.

Basis of Bearing: Bearings are based on the west line of Lot 292, taken from State Plane Coordinate System, NAD83 (2011) Adjustment, GEOID 12a, Ohio South Zone, O.D.O.T. VRS/CORS Network (Bearing S 05° 17' 17" W)

Michael A. Novean
PLS No. 8101

BURKHARDT ENGINEERING COMPANY
PHONE: 937-388-0060
Burkhardt Project # 20.188



Department of Zoning and Compliance

205 South Main Street, Urbana, OH 43078 | (937) 652 – 4325 | ZoningandCompliance@ci.urbana.oh.us | www.urbanaohio.com

October 30, 2020

Urbana City Council
205 S. Main St.
Urbana, OH 43078

RE: Ultra Met Alley Vacation Request

Dear Councilmembers,

On October 08, 2020, the Ultra Met Company petitioned to the Planning Commission requesting the 20' Wide Alley (running North to South) containing 0.21 acres of land and located as described in the attached exhibits to be vacated.

On October 26, 2020, the Planning Commission, by a 6-0 vote, recommended that both the 20' wide Alley be vacated.

Respectfully,

A. Moore

Adam Moore
Department of Zoning & Compliance Officer

Ordinance 4531-20

AN ORDINANCE TO AMEND THE CITY OF URBANA'S OFFICIAL ZONING MAP BY REZONING FOUR PARCELS OF LAND LOCATED AT 136 HAGENBUCH ST., 736 N. MAIN ST., & 738 N. MAIN ST. (PARCEL IDs: K48-25-00-04-02-075-00 & K48-25-00-04-02-059-00, K48-25-00-04-02-058-00, K48-25-00-04-02-057-00) WHICH ARE CURRENTLY ZONED R-2 MEDIUM DENSITY RESIDENTIAL DISTRICT TO M-1 MANUFACTURING DISTRICT.

WHEREAS, Chapter 1113 of the Codified Ordinances of the City of Urbana, Ohio enables amendment of the Official Zoning Regulations; and

WHEREAS, whenever the public necessity, convenience, general welfare or good zoning practices require, Council may by ordinance after receipt of a recommendation thereon from the Planning Commission and subject to procedures provided by law, amend, supplement, change or repeal the regulations, restrictions and boundaries or classification of property; and

WHEREAS, on October 08, 2020, the Ultra Met Company formally requested to rezone four parcels located at 136 Hagenbuch St., 736 N. Main St., & 738 N. Main St. (parcel ID: K48-25-00-04-02-075-00 & K48-25-00-04-02-059-00, K48-25-00-04-02-058-00, K48-25-00-04-02-057-00) from R-2 Medium Density Residential District to M-1 Manufacturing District; and

WHEREAS, on October 26, 2020, the City of Urbana Planning Commission recommended by a 6-0 vote, that City Council *approve* the request to rezone the parcels located at 136 Hagenbuch St., 736 N. Main St., & 738 N. Main St. (parcel ID: K48-25-00-04-02-075-00 & K48-25-00-04-02-059-00, K48-25-00-04-02-058-00, K48-25-00-04-02-057-00) from R-2 Medium Density Residential District to M-1 Manufacturing District

WHEREAS, Council held a public hearing pursuant to Chapter 1113.09 of the Codified Ordinances of the City of Urbana on Tuesday, November 17, 2020.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Urbana, County of Champaign and State of Ohio:

SECTION ONE:

The City Engineer shall amend the Official Zoning Map of the City of Urbana, Ohio to reflect the zoning change depicted in the Planning Commission Staff Report and as recommended by the Planning Commission. An example of the proposed zoning map change is attached and labeled as "Exhibit A".

SECTION TWO:

The Mayor shall sign the amended Official Zoning Map of the City of Urbana, Ohio.

SECTION THREE:

The Clerk of Council is now instructed to sign the amended Official Zoning Map to attest to this action of City Council.

SECTION FOUR:

The rezoning application from the Ultra Met Company is attached and labeled as "Exhibit B" and shall serve as documentation of the request to rezone the parcels located at 136 Hagenbuch St., 736 N. Main St., & 738 N. Main St. (parcel ID: K48-25-00-04-02-075-00 & K48-25-00-04-02-059-00, K48-25-00-04-02-058-00, K48-25-00-04-02-057-00) from R-2 Medium Density Residential District to M-1 Manufacturing District. Also, on page 3 of the application is the official Planning Commission recommendation, including who motioned, seconded, and the roll call.

SECTION FIVE:

The Planning Commission Staff Report is attached and labeled as "Exhibit C."

SECTION SIX:

All actions of City Council and the Planning Commission related to this legislation were conducted in open meetings pursuant to Urbana Codified Ordinance 107.01 and Ohio Revised Code 121.22. City Council held a public hearing under Urbana Codified Ordinance 1113.09, with notice by publication pursuant to Urbana City Charter Section 2.16, on November 6, 2020.

SECTION SEVEN:

This ordinance shall become effective at the earliest time provided by law.

President, City of Urbana Council

PASSED: _____, of _____, 2020


EFFECTIVE: _____, of _____, 2020

ATTEST: _____

Clerk of Council

This Ordinance approved by me this _____ day of _____, 2020.

Mayor, City of Urbana









Department requesting: Planning & Zoning Department		Personnel: A. Moore	Director of Law review 
Expenditure? Y (N)	Emergency? Y (N)	Public Hearing? (Y) N	
Readings required: 1 2 (3)		If yes, dates advertised: November 6, 2020	
First reading date: November 3, 2020	Second reading date: November 17, 20120	Third/Final reading date: December 1, 2020	

Anticipated effective date if approved: December 31, 2020



 Proposed M-1



 R-1 LOW DENSITY RESIDENTIAL	 B-2 GENERAL BUSINESS
 R-2 MEDIUM DENSITY RESIDENTIAL	 B-3 CENTRAL BUSINESS
 R-3 HIGH DENSITY RESIDENTIAL	 M-1 MANUFACTURING
 BR-1 BUSINESS RESIDENTIAL	 CITY CENTER HERITAGE OVERLAY DISTRICT

★
 136 HAGENBUCH,
 736, 738 N. MAIN
 REZONING
 ZONING MAP
 PROPOSED CHANGE:
 R-2 TO M-1
 ★

CITY OF URBANA
 DIVISION OF ENGINEERING
 205 S. Main Street • Urbana, Ohio 43078
 Fax: (937) 652-5145
 Phone: (937) 652-4324

TYLER L. BUMBALOUGH, P.E.
 CITY ENGINEER

**CITY OF URBANA
 PROPOSED ZONING MAP AMENDMENT**

ID	DATE	REVISION

LDI FILE: G:\Engineering\Urbana Map\Zoning Map\Urbana Zoning Map.dwg
 DRAWN BY: TLB
 CHECKED BY: TLB
 SCALE: 1" = 200'
 ISSUE DATE: 10/16/2020

PAGE: **Exhibit A**



ZONING MAP AMENDMENT (REZONING) APPLICATION

APPLICANT INFORMATION

Name: *The Ultra-met Company*

Address: *720 N. Main St*

City: *Urbana* State: *OH* ZIP Code: *43078*

Phone: *937-653-7133 EXT 226* Email: *ncordbunnier@ultramet.com* Property: Owner Tenant Agent

PROJECT / PROPOSAL

GENERAL INFORMATION

Address(es): *136 Hagenbach St.*

Parcel ID(s): *K48-25-00-04-02-075-00*

Present Zoning District: *R-2* Present Use: *Residential*

Proposed Zoning District: *M-1* Proposed Use: *Manufacturing*

STANDARDS FOR ZONING MAP AMENDMENTS (REZONING)

Prior to making a recommendation to City Council on a proposed rezoning, the Planning Commission shall consider whether the following conditions exist:

THERE HAS BEEN A CHANGE IN DEMAND FOR LAND WHICH ALTERS THE INFORMATION UPON WHICH THE OFFICIAL ZONING MAP IS BASED.

If so, please explain. *Ultra-met needs a building expansion to facilitate growth. Ultra-met will acquire 136 Hagenbach St. The property needs re-zoned to allow facility expansion.*

A STUDY INDICATES THAT THERE HAS BEEN AN INCREASE IN THE DEMAND FOR LAND IN THE REQUESTED ZONING DISTRICT, AND AS A RESULT, THE SUPPLY OF LAND WITHIN THE CITY IS INADEQUATE TO MEET THE DEMANDS FOR SUCH DEVELOPMENT.

If so, please explain. *N/A*

PROPOSED USES CANNOT BE ACCOMMODATED BY SITES ALREADY ZONED IN THE CITY

If so, please explain. *Due to special utilities and PAs processes, is not feasible to use any existing M-1 site.*

THERE IS AN ERROR IN THE OFFICIAL ZONING MAP

If so, please explain - *N/A*



FINDINGS OF FACT

In addition the findings required above, findings shall be made by the Planning Commission on each of the following matters based on the evidence provided:

COMPLIANCE WITH ADOPTED PLANS, GOALS, AND POLICIES

Please explain how the proposed zoning map amendment would comply with or deviate from the City's adopted plans, goals, and policies.

Ultra-met does not believe that this zoning map proposal will be contrary to the City's plans, goals, and policies.

SUITABILITY

Is the proposed use permitted within the proposed zoning district? Yes - Manufacturing will be allowed in the M-1 District.

ADEQUACY OF PUBLIC FACILITIES

Please explain how the proposed use would access public facilities such as transportation, utilities, and any other required public services.

All public facilities can be accessed utilizing the 120 Fyffe St. existing facilities.

SURROUNDING USES

Please explain the anticipated effect of the proposal on the surrounding uses.

The effect on surrounding uses will be minimal. Ultra-met existing facility is among R-2 zoned areas. The facility addition will be identical to existing High Bay buildings. There shall be zero emissions and noise from the facility.

ECONOMIC VIABILITY

Please explain the anticipated effect of the proposal on the economic viability of existing developed and vacant land within the City.

The expansion project will bring \$8.3M of direct investment to Urbana. This will result in long term job creation for the community @ approximately 15 jobs. The work being performed in the facility is Department of Defense related. The potential to expand this New Technology to other Defense products is very high.



APPLICANT SIGNATURE

AFFIDAVIT

I certify that I have the authority to file this application, have read the application in its entirety, and that all information and attachments are true and correct to the best of my knowledge. I understand that submittal of an application does not constitute acceptance for processing until the Planning & Zoning Department reviews the application for accuracy and completeness.

Applicant Signature: <u>J. Neil Gordon</u>	Date: <u>10-8-20</u>
--	----------------------

FOR OFFICE USE ONLY

PLANNING & ZONING STAFF

Date Received: <u>10-08-2020</u>	Fee Paid: <u>\$200</u>
----------------------------------	------------------------

Case Number: <u>PC-2020-022</u>	Public Hearing Date: <u>October 26, 2020</u>
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This application has been reviewed and is found to be complete

Zoning Officer Signature: <u>G. Moore</u>	Date: <u>10-26-20</u>
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PLANNING COMMISSION

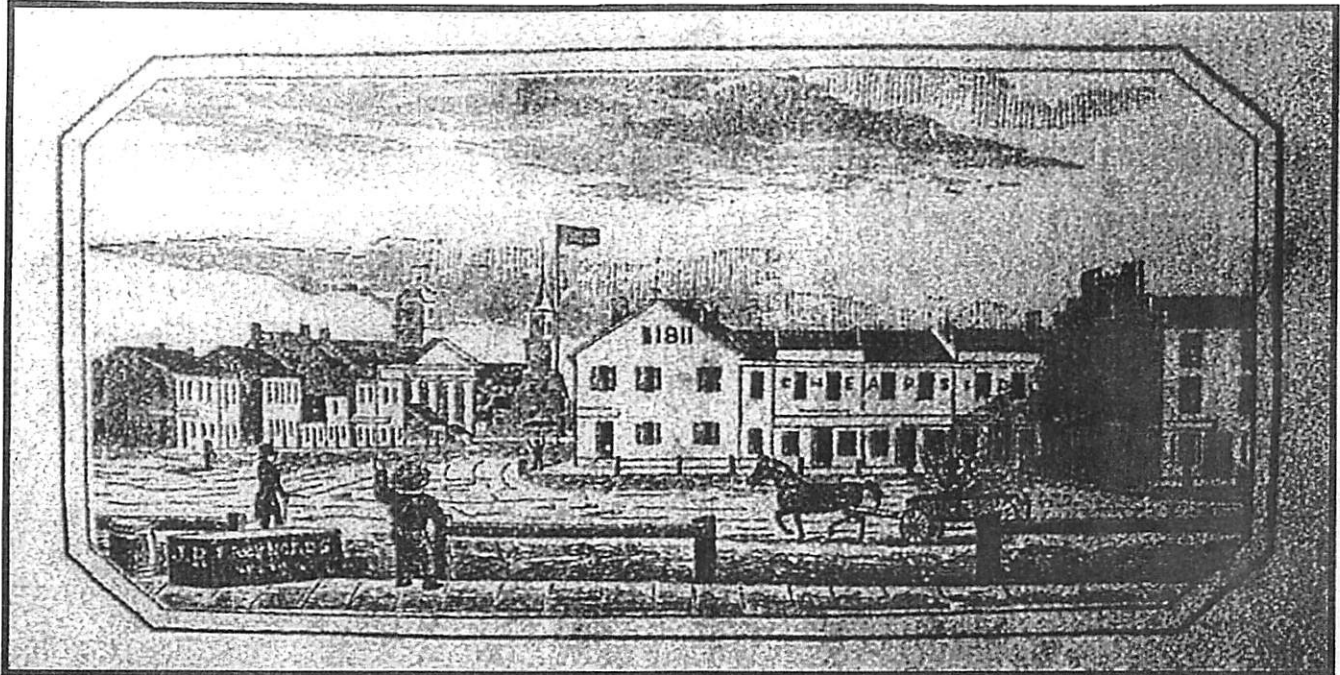
Motion to: (Check One)	<input checked="" type="checkbox"/> Recommend Approval	<input type="checkbox"/> Recommend Denial	<input type="checkbox"/> Recommend Approval with Conditions	<input type="checkbox"/> Table
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Motion Made By: <u>Kim Gordon Brooks</u>	Motion Seconded By: <u>Bill Bean</u>
--	--------------------------------------

Roll Call:	Steve Brandeberry <input checked="" type="checkbox"/>	Eric Samuelsson <input checked="" type="checkbox"/>	Richard Kerns <input checked="" type="checkbox"/>	Kim Gordon Brooks <input checked="" type="checkbox"/>
	Jennifer Dunham <input type="checkbox"/>	Kerry Brugger <input checked="" type="checkbox"/>	Bill Bean <input checked="" type="checkbox"/>	

If Approved with Conditions, please state the specific conditions for approval:

PC Chairperson Signature:	Date:
---------------------------	-------



STAFF REPORT

Project Case No.: PC-2020-022
Staff: Adam Moore – Zoning & Compliance Officer
Applicant: City of Urbana Planning & Zoning Staff
Property Address: 136 Hagenbuch St., 736 N. Main St., & 738 N. Main St.
Property Size: N/A
Current Zoning: R-2 Medium Density Residential

Request Summary:

The City of Urbana Planning & Zoning Staff submitted an application to rezone parcels located between 504-548 N. Main St. from BR-1 Business Residential District to B-2 General Business District.

Key Issue Summary:

- Are the proposed uses in compliance with our adopted goals or plans?
- Is the property suited for the proposed uses or any uses in the proposed district?
- Are public facilities such as transportation, utilities, emergency services, access, etc. adequate enough to serve the proposed uses or any uses in the proposed district?
- What is the effect of the proposed rezoning on the surrounding uses?
- Will the zoning change have an effect on the economic viability of any existing or vacant land within the City?



Preliminary Staff Recommendation:

The initial recommendation of the staff, made with the information available at the time, is for APPROVAL of this application. This recommendation does not include considerations of public input or applicant responses to the staff report.

Existing Property Summary:	
Land Use:	Vacant Lots, Residential
Site Features:	N/A
Flood Hazards:	Property is <u>not</u> located within the Special Flood Hazard Area.
Vehicle Access:	N/A

Surrounding Land Uses:		
Direction	Zoning:	Land Use:
North:	R-2 Medium Density Residential District	Residential
South:	R-2 Medium Density Residential District	Residential, Office
East:	B-2 General Business District	Automotive Filling Station
West:	R-2 Medium Density Residential District, M-1 Manufacturing District	Residential, Manufacturing

Zoning District Summary (Existing / Proposed)		
	R-2 Medium Density Residential	M-1 Manufacturing District
Purpose	The purpose of the R-2 Medium Density Residential District is to permit the establishment of medium density single-family dwellings. This district is designed to permit multi-family dwellings as a conditional use and the conversion of large, older houses to multi-family units as a conditional use.	It is the purpose of the M-1 Manufacturing District to accommodate manufacturing and industrial establishments and related uses.
Principal Uses	<ul style="list-style-type: none"> • Single-family Detached Dwellings 	<ul style="list-style-type: none"> • Personal Services • Offices • Automotive Repair • Automotive Filling Station • Manufacturing



		<ul style="list-style-type: none"> • Wholesale Warehousing • Food Processing • Transport Terminals • Printing and Publishing • Recycling Centers
Conditional Uses	<ul style="list-style-type: none"> • Non-commercial Recreation • Home Occupations • Bed and Breakfast Establishments • Child Day Care Facility • Public and Quasi-public Uses • Educational Institutions • Religious Places of Worship • Agricultural • Family Care Home • Multi-Family Dwellings 	<ul style="list-style-type: none"> • Non-Commercial Recreation • Commercial Recreation • Restaurants • Child Day Care Facilities • Clubs • Public Service Facilities • Public and Quasi-Public Uses • Storage Facilities • Adult Entertainment Facility.
Setbacks	<p>Front Yard Setback:</p> <ul style="list-style-type: none"> • 25' <p>Side Yard Setback:</p> <ul style="list-style-type: none"> • 6' Principal / 5' Accessory <p>Rear Yard Setback:</p> <ul style="list-style-type: none"> • 30' Principal / 10' Accessory 	<p>Front Yard Setback:</p> <ul style="list-style-type: none"> • 50' <p>Side Yard Setback:</p> <ul style="list-style-type: none"> • 10' Principal / 5' Accessory <p>Rear Yard Setback:</p> <ul style="list-style-type: none"> • 40'
Height Restrictions	35' Principal / 20' Accessory	50'
Minimum Floor Area	850 Square Feet	None
Maximum Lot Occupancy	30%	50%
Minimum Lot Area / Width	7,000 sf / 60 lf	15,000 sf / 100 lf