



# City of Green

Central Administration  
Building  
1755 Town Park Blvd.  
PO Box 278  
Green, OH 44232

## Meeting Minutes

### City Council

*Barbara Babbitt - Ward 1*  
*Christopher J. Meager - Ward 2*  
*Rick Miller- Ward 3*  
*Jeff Noble - Ward 4, President*  
*Justin Speight - At-Large, Vice President*  
*Clark A. DeVitis - At-Large*  
*Gerard Neugebauer- At-Large*  
*Nichole Messner, MMC- Clerk of Council*

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Tuesday, February 11, 2025

7:00 PM

Council Chambers

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#### I. Call to Order

Council President Noble called the meeting to order at 7:10 p.m.

#### II. Pledge of Allegiance

#### III. Roll Call of Council Members

**Present:** 7 - Clark A. DeVitis, CJ Meager, Jeff Noble, Barbara Babbitt, Gerard Neugebauer, Justin Speight and Rick Miller

#### IV. Council Study Session

[TMP-4855](#) Approval of the January 14, 2025 Council Meeting Minutes

**Attachments:** [1-14-25 Draft Council Meeting Minutes.pdf](#)

**A motion was made by Council Member Speight, seconded by Council Member DeVitis, to approve the Minutes. The motion carried by the following vote:**

**Aye:** 6 - DeVitis, Meager, Noble, Neugebauer, Speight and Miller

**Abstain:** 1 - Babbitt

[TMP-4857](#) Approval of the December 2024 Electronic Financial Report, Subject to Audit

**Attachments:** [December 2024 Electronic Financial Report.pdf](#)

**A motion was made by Council Member Neugebauer, seconded by Council Member DeVitis, to approve subject to audit the Financial Statement. The motion carried by the following vote:**

**Aye:** 7 - DeVitis, Meager, Noble, Babbitt, Neugebauer, Speight and Miller

#### V. Public Report

None.

## VI. Public Hearings

2025-03**AN ORDINANCE ADOPTING THE 2024 UPDATE OF THE CITY OF GREEN LONG RANGE COMPREHENSIVE LAND USE PLAN.**

-(Introduced on 1/14/2025) \*\*A PUBLIC HEARING WILL BE HELD ON TUESDAY, FEBRUARY 11, 2025 AT 7:00 P.M. IN COUNCIL CHAMBERS\*\*

**Attachments:** [2025-03 2024 Land Use Comp Plan Legislation.docx](#)

[2025-03 Exhibit A.pdf](#)

[2025-03 Request for Legislation.pdf](#)

Councilman DeVitis opened the public hearing at 7:15 pm. He read in the legislation and gave a brief summary.

Planning Director Wayne Wiethe gave a power point presentation on the Comprehensive Plan (slides attached to minutes).

Councilman Neugebauer asked if there would be significant changes in the land use plan that came out of this. Planning Director Wiethe stated that the code was still intact, however there may be a few added regulations that will come forward from this plan and those new regulations would go through the normal processes, PZC and City Council.

Councilman Speight stated that he appreciated all the hard work from the Steering Committee, Planning Dept, etc. Looking forward to the final product.

Councilman Noble commented that there was a broad group of people on the Steering Committee which was good. This plan is a guide/vision for the city as it advances, its not making and hard and fast changes but instead suggestions which are meant to be flexible.

Councilwoman Babbitt appreciated the thorough outline- will they be able to have a full paper copy of the plan prior to voting. Planning Director Wiethe stated they have a finished full copy, but its not in the final, however they can still provide her one. She explained that she feels there are a copy conflicts in the plan with preserving the SW rural residential area, however classifying the intersections near that area as business nodes feels contradictory.

Tony Ziehler, 3883 Goldenwood Way, Green OH-

Asked if they would be voting on this at the next meeting; encouraged more time for resident input.

Planning Director Wiethe stated they are in no hurry, whatever they are comfortable with. Councilman DeVitis stated they anticipate voting at the next meeting, but they

can wait and see.

Councilman DeVitis closed the public hearing at 7:45 p.m.

## VII. Reading of Correspondence

The Clerk of Council read in the correspondence.

[TMP-4863](#) January 15, 2025 PZC Agenda

**Attachments:** [1-15-25 PZC Agenda with attachments.pdf](#)

[TMP-4864](#) December 11, 2024 Civil Service Commission Minutes

**Attachments:** [December 11, 2024 CSC Minutes.pdf](#)

[TMP-4866](#) February 5, 2025 Parks & Recreation Board Agenda

**Attachments:** [Meeting Agenda 2025-02-05.pdf](#)

[TMP-4867](#) Planning Department January 2025 Monthly Financial Summary

**Attachments:** [Monthly Summary - Planning January 2025.pdf](#)

[TMP-4868](#) January 8, 2025 Parks & Recreation Board Minutes

**Attachments:** [PRB Draft Meeting Minutes 2025-01-08.pdf](#)

[TMP-4869](#) January 7, 2025 Veterans Advisory Commission Minutes

**Attachments:** [VAC Draft Meeting Minutes 2025-01-07.pdf](#)

[TMP-4870](#) February 4, 2025 Veterans Advisory Commission Agenda

**Attachments:** [VAC Meeting Agenda 2-4-25.pdf](#)

[TMP-4878](#) Letter from the Green Drug Task Force in Support of the Moratorium on Sale/Distribution of Marijuana

**Attachments:** [MoritoriumSupport2024.pdf](#)

## VIII. New Legislation - Items on First Reading

Clerk of Council Nichole Messner read in the new legislation and Council President Noble referred each piece to the appropriate committee.

[2025-R04](#) **A RESOLUTION AUTHORIZING THE CITY OF GREEN TO ENTER INTO AN AGREEMENT WITH VORYS, SATER, SEYMOUR AND PEASE LLP, TO PROVIDE SPECIALIZED LEGAL SERVICES IN THE AREA OF LABOR AND EMPLOYMENT FOR THE PURPOSE OF**

**CONTRACT NEGOTIATIONS AND DECLARING AN EMERGENCY.**

-Referred to the Rules and Personnel Committee \*\*SECOND READING  
PASSAGE REQUESTED\*\*

**Attachments:** [2025-R04 AFSCME Negotiations-Vorys Sater Legal Services Agreement.docx](#)  
[2025-R04 Exhibit A .pdf](#)  
[2025-R04 Request for Legislation.pdf](#)

Councilman DeVitis reported that his committee discussed this item on first reading, due to a second reading passage request from the administration. This legislation was to secure attorney services for the AFSCME union negotiations. No additional comments or questions. Time was taken.

**2025-R05**

**A RESOLUTION AUTHORIZING THE CITY OF GREEN TO ENTER INTO AN AGREEMENT WITH VASCO SPORTS CONTRACTORS (DBA VASCO) FOR THE RECONSTRUCTION OF THE BOETTTLER PARK BASKETBALL COURT AND THE INSTALLATION OF AN ACCESSIBLE PATHWAY FROM THE PARKING LOT TO THE COURT, MAKING AN APPROPRIATION, AND DECLARING AN EMERGENCY.**

-Referred to the Finance Committee

**Attachments:** [2025-R05 Boettler BB Court-Vasco Sports Contractor Legislation.docx](#)  
[2025-R05 Exhibit A.pdf](#)  
[2025-R05 Exhibit B.pdf](#)  
[2025-R05 Request for Legislation.pdf](#)

**2025-R06**

**A RESOLUTION APPROVING AN AGREEMENT BETWEEN THE CITY OF GREEN AND THE SUMMIT COUNTY PUBLIC DEFENDER'S COMMISSION OF SUMMIT COUNTY, OHIO, AND DECLARING AN EMERGENCY.** -Referred to the Intergovernmental and Utilities Committee

**Attachments:** [2025-R06 Legal Defenders Summit Cty.docx](#)  
[2025-R06 Exhibit A.pdf](#)  
[2025-R06 Request for Legislation.pdf](#)

**2025-04**

**AN ORDINANCE APPROVING THE EDITING AND INCLUSION OF CERTAIN ORDINANCES AND RESOLUTIONS AS PARTS OF THE VARIOUS COMPONENT CODES OF THE CODIFIED ORDINANCES; PROVIDING FOR THE ADOPTION AND PUBLICATION OF NEW MATTER IN THE UPDATED AND REVISED CODIFIED ORDINANCES; REPEALING ORDINANCES AND RESOLUTIONS IN CONFLICT THEREWITH.** -Referred to the Rules and Personnel Committee

**Attachments:** [2025-04 Bi-Annual Codified Ordinance Update.docx](#)  
[2025-04 A Exhibit.pdf](#)  
[2025-04 Attachment.pdf](#)  
[2025-04 Request for Legislation.pdf](#)

## IX. Report of Council Committees

### A. Finance (Neugebauer\*, DeVitis\*\*, Meager)

Councilman Neugebauer gave his committee report. He reported that they met to hear the Income Tax Collections-4th Quarter report.

### B. Environment & Parks (Miller\*, Speight\*\*, Babbitt)

Did not meet.

### C. Public Safety (Babbitt\*, Miller\*\*, DeVitis)

Councilwoman Babbitt gave her committee report.

## LICENSE ITEMS

[TMP-4874](#) 1840 Town Park Blvd LLC -Liquor License Stock Transfer  
DBA Legends Sports Pub & Patios  
1840 Town Park Blvd Unit G  
Green, OH 44685

**Attachments:** [1840 Town Park Blvd LLC Liquor License Stock Transfer.pdf](#)

Councilwoman Babbitt reported that they would be holding off on discussion and action on this transfer until the next meeting, waiting on additional information.

[TMP-4875](#) Cambria Bar & Restaurants- Liquor License Transfer D5 & D6  
DBA Cambria Suites  
1787 Thorn Dr. & Patio  
Green, OH 44685

**Attachments:** [Cambria Hotels D5 & D6 Liquor License Transfer.pdf](#)

Councilwoman Babbitt read in the license request. Only minor issues over the past year reported by SC Sheriffs. No other issues found. A motion was made to not request a hearing.

**A motion was made by Council Member Babbitt, seconded by Council Member Miller, to not request a hearing the License. The motion carried by the following vote:**

**Aye:** 7 - DeVitis, Meager, Noble, Babbitt, Neugebauer, Speight and Miller

### D. Planning, Community & Economic Development (DeVitis\*, Neugebauer\*\*, Speight)

Councilman DeVitis gave his committee report.

**THIRD READING ITEMS**

[2024-14](#)      **AN ORDINANCE AMENDING CHAPTER 157, SECTION 157.085: TABLE OF ALLOWED USES (TABLE 157.085-1) TO ADD DRIVE -THROUGH FACILITIES AS A CONDITIONAL USE IN THE I-1 (GENERAL INDUSTRIAL) DISTRICT. -(Introduced on 12/10/24) \*\*A PUBLIC HEARING WAS HELD ON TUESDAY, JANUARY 14, 2025\*\***

**Attachments:**   [2024-14 Chapter 157 Section 157.085 Table of Allowed Uses Drive thru facilities.doc](#)  
[2024-14 Exhibit A.pdf](#)  
[2024-14 Request for Legislation.pdf](#)

Councilman DeVitis read in the legislation and gave a brief summary of the discussion that took place during committees. A public hearing was held at the last meeting and there was no opposition from residents. No additional comments or questions. A motion was made to adopt.

**A motion was made by Council Member DeVitis, seconded by Council Member Neugebauer, to adopt the Ordinance. The motion carried by the following vote:**

**Aye:**   7 -   DeVitis, Meager, Noble, Babbitt, Neugebauer, Speight and Miller

**SECOND READING ITEMS**

[2025-01](#)      **AN ORDINANCE PROHIBITING THE ESTABLISHMENT AND OPERATION OF ANY BUSINESS OR COMMERCIAL ENTERPRISE WITHIN THE CORPORATE LIMITS OF THE CITY OF GREEN, LICENSED AS AN ADULT USE CANNABIS OPERATOR PURSUANT TO OHIO REVISED CODE SECTION 3780. -(Introduced on 1/14/2025)**

**Attachments:**   [2025-01 Ordinance Prohibiting Sale & Distribution of marijuana.docx](#)

Councilman DeVitis read in the legislation and gave a brief summary of the discussion that took place during committees.

No additional comments or questions at this time. Time was requested.

[2025-02](#)      **AN ORDINANCE REPEALING SECTION 138.06: “ILLEGAL CULTIVATION OF MARIJUANA” OF THE CODIFIED ORDINANCES OF THE CITY OF GREEN. -(Introduced on 1/14/2025)**

**Attachments:**   [2025-02 Ord Repeal Sect 138.06 Illegal Cultivation of Marijuana.docx](#)

Councilman DeVitis read in the legislation and gave a brief summary of the discussion that took place during committees.

No additional comments or questions at this time. Time was requested.

[2025-03](#)**AN ORDINANCE ADOPTING THE 2024 UPDATE OF THE CITY OF GREEN LONG RANGE COMPREHENSIVE LAND USE PLAN.**

-(Introduced on 1/14/2025) \*\*A PUBLIC HEARING WILL BE HELD ON TUESDAY, FEBRUARY 11, 2025 AT 7:00 P.M. IN COUNCIL CHAMBERS\*\*

**Attachments:** [2025-03 2024 Land Use Comp Plan Legislation.docx](#)  
[2025-03 Exhibit A.pdf](#)  
[2025-03 Request for Legislation.pdf](#)

Councilman DeVitis read in the legislation and gave a brief summary of the discussion that took place during committees.

No additional comments or questions at this time. Time was requested.

E. Rules and Personnel (Noble\*, Babbitt\*\*, Miller)

Councilman Noble gave his committee report.

**THIRD READING ITEMS**[2024-R79](#)**A RESOLUTION CREATING THE POSITION OF ASSISTANT PLANNING DIRECTOR IN THE PLANNING DEPARTMENT, ESTABLISHING COMPENSATION, AND DECLARING AN EMERGENCY.** -(Introduced on 12/10/24)

**Attachments:** [2024-R79 Assistant Planning Director Position.docx](#)  
[2024-R79 Exhibit A.pdf](#)  
[2024-R79 Request for Legislation.pdf](#)

Councilman Noble read in the legislation and gave a brief summary of the discussion that took place during committees.

No additional comments or questions. Committee ok with passage. A motion was made to adopt.

**A motion was made by Council Member Noble, seconded by Council Member Babbitt, to adopt the Resolution. The motion carried by the following vote:**

**Aye:** 7 - DeVitis, Meager, Noble, Babbitt, Neugebauer, Speight and Miller

[2024-R80](#)**A RESOLUTION CREATING THE POSITION OF PLANNING ADMINISTRATOR IN THE PLANNING DEPARTMENT, ESTABLISHING COMPENSATION, AND DECLARING AN EMERGENCY.** -(Introduced on 12/10/24)

**Attachments:** [2024-R80 Planning Administrator Position.docx](#)  
[2024-R80 Exhibit A.pdf](#)  
[2024-R80 Request for Legislation.pdf](#)

Councilman Noble read in the legislation and gave a brief summary of the discussion that took place during committees.

No additional comments or questions. Committee ok with passage. A motion was made to adopt.

**A motion was made by Council Member Noble, seconded by Council Member Babbitt, to adopt the Resolution. The motion carried by the following vote:**

**Aye:** 7 - DeVitis, Meager, Noble, Babbitt, Neugebauer, Speight and Miller

## SECOND READING ITEMS

[2025-R01](#)      **A RESOLUTION CREATING THE POSITION OF DEPUTY DIRECTOR OF PUBLIC SERVICE, ESTABLISHING A RATE OF COMPENSATION AND DECLARING AN EMERGENCY. -(Introduced on 1/14/2025)**

**Attachments:** [2025-R01 Deputy Service Director Position.docx](#)  
[2025-R01 Exhibit A.docx](#)  
[2025-R01 Request for Legislation.pdf](#)

Councilman Noble read in the legislation and gave a brief summary of the discussion that took place during committees.

No additional comments or questions. Committee ok with second reading passage. A motion was made to adopt.

**A motion was made by Council Member Noble, seconded by Council Member Babbitt, to bypass the three reading rule the Resolution. The motion carried by the following vote:**

**Aye:** 7 - DeVitis, Meager, Noble, Babbitt, Neugebauer, Speight and Miller

**A motion was made by Council Member Noble, seconded by Council Member Babbitt, to adopt the Resolution. The motion carried by the following vote:**

**Aye:** 7 - DeVitis, Meager, Noble, Babbitt, Neugebauer, Speight and Miller

## Business Item

### **\*\*APPOINTMENT TO THE VETERANS ADVISORY COMMISSION\*\***

Councilman Speight made a motion to appoint Michael Hughes to the vacant seat on the Veterans Advisory Commission. Councilman Meager seconded the motion. The vote was 7-0; the motion carried.



F. Transportation, Connectivity & Storm Water (Meager\*, Noble\*\*, Neugebauer)

Councilman Meager gave his committee report.

**SECOND READING ITEMS**[2025-R02](#)

**A RESOLUTION DECLARING THE NECESSITY TO MAKE IMPROVEMENTS TO MULTIPLE ROADWAYS STORMWATER SYSTEM IMPROVEMENTS AND DEVELOPMENT OF A PLAT TO DEDICATE SAID ROADWAYS, ASSESSING A PORTION OF THE COST OF THE IMPROVEMENTS TO THE ABUTTING PROPERTY OWNERS, AND DECLARING AN EMERGENCY. -(Introduced on 1/14/2025)**

**Attachments:** [2025-R02 Prestwick Estates legislation.doc](#)

[2025-R02 Exhibit A.pdf](#)

[2025-R02 Exhibit B.pdf](#)

[2025-R02 Exhibit C.pdf](#)

[2025-R02 Prestwick Estates legislation.doc](#)

Councilman Meager read in and reported that discussion was withheld on this item, per administrations request. Time was taken.

G. Intergovernmental & Utilities (Speight\*, Meager\*\*, Noble)

Councilman Speight gave his committee report.

[2024-R75](#)

**A RESOLUTION ESTABLISHING A STREET LIGHTING DISTRICT FOR STONEY CREEK ESTATES PHASE IV, AND DECLARING AN EMERGENCY. -(Introduced on 11/26/2024) \*\*A PUBLIC HEARING WAS HELD ON TUESDAY, JANUARY 14, 2025\*\***

**Attachments:** [2024-R75 Stoney Creek Estates Phase IV Street Lighting District.docx](#)

[2024-R75 Exhibit A.pdf](#)

[2024-R75 Exhibit B.pdf](#)

[2024-R75 Exhibit C.pdf](#)

[2024-R75 Request for Legislation.pdf](#)

Councilman Speight read in the legislation and gave a brief summary of the discussion that took place during committees. A public hearing was previously held with no opposition. No additional comments or questions. A motion was made to adopt.

**A motion was made by Council Member Speight, seconded by Council Member Meager, to adopt the Resolution. The motion carried by the following vote:**

**Aye:** 7 - DeVitis, Meager, Noble, Babbitt, Neugebauer, Speight and Miller

**THIRD READING ITEMS**

[2024-R82](#)      **A RESOLUTION AUTHORIZING THE CITY OF GREEN TO TRANSFER A PARCEL OF LAND FOR SANITARY SEWER PURPOSES, TO THE COUNTY OF SUMMIT, OHIO, AND DECLARING AN EMERGENCY.**

-(Introduced on 12/10/24)

**Attachments:**   [2024-R82 Transfer of Parcel for Sanitary Sewer.docx](#)  
[2024-R82 Exhibit A.pdf](#)  
[2024-R82 Request for Legislation.pdf](#)

Councilman Speight read in the legislation and gave a summary of the discussion that took place during committees. No additional comments or questions. Committee in support of passage. A motion was made to adopt.

**A motion was made by Council Member Speight, seconded by Council Member Meager, to adopt the Resolution. The motion carried by the following vote:**

**Aye:**   7 -   DeVitis, Meager, Noble, Babbitt, Neugebauer, Speight and Miller

**X. Mayor's Report**

Mayor Yeargin gave his report.

**XI. Unfinished Business**

None.

**XII. New Business**

Councilman Speight congratulated Hunter Hannaman for being chosen for student of month. Councilwoman Babbitt congratulated the Green Dance Team on winning at Nationals.

**XIII. Adjournment**

**A motion was made by Council Member Noble, seconded by Council Member Speight, to adjourn the meeting at 8:17 p.m. The motion carried by the following vote:**

**Aye:**   7 -   DeVitis, Meager, Noble, Babbitt, Neugebauer, Speight and Miller

ATTEST: \_\_\_\_\_  
NICHOLE MESSNER, MMC, CLERK OF COUNCIL

APPROVED: \_\_\_\_\_  
JEFF NOBLE, PRESIDENT

Upon approval by City Council, this official written summary of the meeting minutes shall become a permanent record and the official minutes shall consist of a permanent video recording, in accordance with Green City Council Ordinance 2014-12, adopted on November 25, 2014.