



City of Green

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

Meeting Minutes

City Council

James Ahlstrom - Ward 1 - Vice President

Bob Young - Ward 2

Ken Knodel - Ward 3

Skip Summerville - Ward 4

Stephen Dyer - At-Large

Chris Humphrey - At-Large - President

Justin Speight - At-Large

Molly Kapeluck, MMC Clerk of Council

Tuesday, June 27, 2017

7:00 PM

Council Chambers

I. Call to Order

The Green City Council met in regular session at the Central Administration Building, 1755 Town Park Blvd., Green, OH. President Humphrey presided over the meeting which he called to order at 7:00 p.m.

II. Pledge of Allegiance

Councilmember Humphrey led the Pledge of Allegiance.

III. Roll Call of Council Members

Present: 6 - James Ahlstrom, Stephen Dyer, Chris Humphrey, Ken Knodel, Skip Summerville and Bob Young

Absent: 1 - Justin Speight

IV. Council Study Session

Living Green Community Grant presentation to Harmony Springs Minister, Joel Engman and the Harmony Springs Farm and Garden Manager Jennifer Berlyoung

Valerie Wolford explained the Living Green Grant and gave a little history of where the grant came from. Harmony Springs requested \$1,120.00 to assist in funding a more efficient watering method for their Harmony Springs Farm and Garden. They share 25% of the produce from the garden with Green Good Neighbors.

Mayor Neugebauer presented a check to Joel Engman for Harmony Sprints and Jennifer Berlyoung of the Harmony Springs Farm and Garden. This will give them two large Rain saucers.

Mr. Engman thanked the Living Green Task Force and the Mayor.

[TMP-1604](#) Approval of the June 13, 2017 Regular Meeting Minutes

Attachments: [6-13-17 Minutes.pdf](#)

A motion was made by Councilman Knodel, seconded by Councilman Ahlstrom, to approve the Minutes. The motion carried by the following vote:

Aye: 5 - Ahlstrom, Dyer, Humphrey, Knodel and Young

Absent: 1 - Speight

Abstain: 1 - Summerville

V. Public Report

Mr. Humphrey reviewed the rules for the public report portion of the meeting.

Sandy Cline, 4003 April Drive - She came to object the retail business that was approved by the PZC on Wednesday. She thanked the Mayor for meeting with them.

Jane Weaver, 4013 April Drive - She came to protest the development on Massillon Road next to Ritzman's Pharmacy. It affects eight homes on April Drive.

Doug Weaver, 4013 April Drive - He talked about his concerns with this development and gave the history of how they found out about this plan and his objection to this process.

Michael Cline, 4003 April Drive - He voiced his objections to this development and how it was handled.

Jon Shaw, 4987 Highpoint Drive - He talked about only 8 residents being notified about this project. He talked about the process and how it is flawed.

Carrie Miller, 4043 April Drive - She talked about the 20 feet that is between her family and this project. She also talked about notification process.

Andy Platt, 4096 High Point Drive - He shared his and his wife's concerns for their entire neighborhood.

Steve Braswell, 1207 Peach Wood Way - He talked about the Bayside development and how the city should not change zoning for them.

Terry Hunt, 4789 Christman Road - He has petition for fair districts.

VI. Public Hearings - No Hearings

VII. Reading of Correspondence

[TMP-1592](#) Email from Jane Warmus RE: GREAT Scholarship

Attachments: [6-9-17 Jane Warmus.docx](#)

[TMP-1593](#) Letter from Pam Serina RE: New Service Director Benefits

Attachments: [Offer Carr Valerie 20170614 \(2\).pdf](#)

[TMP-1594](#) Letter from Steve Kristan RE: Underground Utility District

Attachments: [6-12-17 Steve Kristan.pdf](#)

[TMP-1597](#) Civil Service Commission May 8, 2017 Meeting Minutes

Attachments: [May 8 2017 Civil Service Minutes.pdf](#)

[TMP-1598](#) Planning and Zoning Commissions June 21, 2017 Agenda

Attachments: [PZC Agenda 6-21-17.pdf](#)

[TMP-1602](#) Letter from Ashley DiBlasi RE: Montreal Education Sessions

Attachments: [06-19-17 Ashley DiBlasi.pdf](#)

[TMP-1605](#) Email from Steve Braswell RE: 2017-16 Medical Marijuana

Attachments: [6-21-17 Steve Braswell.docx](#)

[TMP-1610](#) Email from Heidi Sluss RE: Ideas and concerns

Attachments: [6-22-17 Heidi Sluss.docx](#)

All Correspondence read in and filed.

VIII. New Legislation - Items on First Reading

[2017-R39](#) A RESOLUTION ACCEPTING THE RECOMMENDATIONS OF THE TAX INCENTIVE REVIEW COUNCIL ("TIRC") REGARDING THE CITY'S COMMUNITY REINVESTMENT AREAS AND TAX INCREMENT FINANCING AGREEMENTS, AND DECLARING AN EMERGENCY. - Introduced 6/27/17

Sponsors: Gerard Neugebauer

Attachments: [2017-R39 Tax Incentive Review.pdf](#)
[2017-R39 re Enterprise Zone recom tax incentives 2016](#)
[2017 CRA TIF TIRC Meeting Notes.docx](#)
[CY 2016 CRA Project Review Summary.pdf](#)

Referred to the Finance Committee

2017-14

AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF PROPERTY CONTAINING APPROXIMATELY 50.9 ACRES OF LAND LOCATED AT 1296 E. TURKEYFOOT LAKE ROAD FROM R-1 (SINGLE FAMILY RESIDENTIAL) TO PD (PLANNED DEVELOPMENT) AND ACCEPTING THE CONCEPTUAL SITE PLAN OF THE PROPOSED BAYSIDE INVESTMENTS PLANNED DEVELOPMENT. --- Introduced 6/27/17 - Public Hearing Scheduled for August 8, 2017 @ or about 7:05 p.m.

Sponsors: Gerard Neugebauer

Attachments: [2017-14 BAYSIDE INVEST REZONING.docx](#)
[2017-14 Exhibit A Bayside rezoning map.pdf](#)
[17-16 Bayside Investments PD PZC Staff Report.pdf](#)
[TP 9 Map 4 Connectivity.pdf](#)
[Connection Concepts June.pdf](#)
[6-21-17 Bayside Amended Site Plan](#)
[Bayside Invst GDP Elevs.pdf](#)
[Bayside Invst GDP Sample Layouts.pdf](#)
[Bayside Invst GDP Site Maps.pdf](#)
[Bayside rezoning map.pdf](#)
[Bayside_aerial.pdf](#)
[Bayside Contiguous Property Owners.pdf](#)
[Bayside Additional Supporting Docs.pdf](#)
[Bayside Invest PZC Notification of Recommendation to City Council.pdf](#)

Referred to the Planning and Economic Development Committee

IX. Report of Council Committees

A. Finance (Humphrey *, Dyer**, Summerville)

SECOND READING ITEMS

[2017-R34 A](#) A RESOLUTION MODIFYING APPROPRIATIONS WITHIN CERTAIN FUNDS IN ORDER TO PROVIDE SUFFICIENT FUNDING, AND DECLARING AN EMERGENCY. Introduced 6/13/17

Sponsors: Gerard Neugebauer

Attachments: [2017-R34 Appropriations.pdf](#)
[2017-R34 re Appropriations June 2017 Amended.docx](#)
[2017-R34 Exhibit A 2017 Modifying Appropriations.pdf](#)
[MEMO Serv Wrks 6-22-17.docx](#)

Mr. Humphrey briefly explained the Resolution and reason for second reading passage.

A motion was made by Councilman Humphrey, seconded by Councilman Summerville, to bypass the three reading rule. The motion passed unanimously.

A motion was made by Councilman Humphrey, seconded by Councilman Summerville, to adopt as amended. The motion carried by the following vote:

Aye: 4 - Ahlstrom, Dyer, Summerville and Young

Absent: 1 - Speight

Abstain: 2 - Humphrey and Knodel

B. Environment & Parks (Speight*, Summerville**, Young)

Mr. Summerville advised the committee briefly discussed warranty issues at Central Park.

C. Public Safety (Summerville*, Speight*, Humphrey)**THIRD READING ITEMS**

[2017-16](#) **AN ORDINANCE TO AMEND THE CODIFIED ORDINANCES OF THE CITY OF GREEN ADDING CHAPTER 870 TO PROHIBIT THE ESTABLISHMENT AND OPERATION OF MEDICAL MARIJUANA CULTIVATORS, PROCESSORS AND RETAIL DISPENSARIES WITH THE CITY OF GREEN, AND DECLARING AN EMERGENCY. ---**
Introduced 5/23/17

Sponsors: Gerard Neugebauer and Chris Humphrey

Attachments: [2017-16 Medical Marijuana 870.pdf](#)
[2017-16 re Create Chapter to prohibit medical marijuana](#)

Mr. Summerville advised there has been a lot of discussion regarding this Ordinance.

Mr. Summerville advised the committee also heard reports for the Fire Chief and the Sheriff's office.

A motion was made by Councilman Summerville, seconded by Councilman Humphrey, to adopt the Ordinance. The motion carried by the following vote:

Aye: 6 - Ahlstrom, Dyer, Humphrey, Knodel, Summerville and Young

Absent: 1 - Speight

D. Planning, Community & Economic Development (Young*, Knodel**, Ahlstrom)

[2017-10](#) **AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF APPROXIMATELY 1.0 ACRE OF LAND LOCATED AT 772 E. TURKEYFOOT LAKE ROAD FROM R-1 (SINGLE FAMILY RESIDENTIAL) TO B-1 (GENERAL BUSINESS). Introduced 4/25/17 -**
Public Hearing was held June 13, 2017.

Sponsors: Gerard Neugebauer

Attachments: [2017-10 RZ 772 E. Turkeyfoot Lake Road.pdf](#)
[2017-10 re change zoning turkeyfoot lake rd](#)
[17-17 772 E. Turkeyfoot Lk Rd. PZC Staff Report.pdf](#)
[772 E Turkeyfoot Lake Rd Aerial.pdf](#)
[772 E Turkeyfoot Lake Rd Current Zoning.pdf](#)
[772 E Turkeyfoot Lake Rd Rezoning.pdf](#)
[Turkeyfoot Rezoning- Existing Bldg.pdf](#)
[772 E Turkeyfoot Lake Rd Contiguous Properties.pdf](#)
[772 E Turkeyfoot Rezoning PZC Notification of Recommendation to City Council.pdf](#)

Mr. Young advised Council did have a public hearing on this matter.

A motion was made by Councilman Young, seconded by Councilman Knodel, to adopt the Ordinance. The motion carried by the following vote:

Aye: 6 - Ahlstrom, Dyer, Humphrey, Knodel, Summerville and Young

Absent: 1 - Speight

E. Rules and Personnel (Dyer*, Ahlstrom**, Knodel)

No Meeting

F. Transportation, Connectivity & Storm Water (Knodel*, Humphrey**, Dyer)

Mr. Knodel advised the committee discussed on-going projects for the summer.

G. Intergovernmental & Utilities (Ahlstrom *, Young**, Speight)

2017-12A **AN ORDINANCE CREATING CHAPTER 1050 OF THE CODIFIED ORDINANCES OF THE CITY OF GREEN, ENTITLED “UNDERGROUND UTILITIES DISTRICT” TO PROVIDE FOR THE DESIGNATION OF UNDERGROUND UTILITIES DISTRICTS WITH THE CITY. Introduced 5-9-17**

Sponsors: Gerard Neugebauer

Attachments: [2017-12 Underground Utilities District 1050.pdf](#)
[2017-12 re AMENDED Underground Utilities Massillon Rd \(2\).docx](#)
[2017-12 re AMENDED Exhibit A Underground Utilites Massillon Road.pdf](#)
[6-12-17 Steve Kristan.pdf](#)

A motion was made by Councilman Ahlstrom, seconded by Councilman Knodel, to adopt as amended the Ordinance. The motion carried by the following vote:

Aye: 6 - Ahlstrom, Dyer, Humphrey, Knodel, Summerville and Young

Absent: 1 - Speight

H. Financial Controls Review Committee (Humphrey*, Knodel** Speight)

THIRD READING ITEMS

2017-15 **AN ORDINANCE AMENDING SECTION 210.06(D), “CAPITAL IMPROVEMENT PROJECTS AND ACQUISITIONS; BIDDING PROCEDURES; ALTERATION OF CONTRACTS” AND SECTION 210.08, “CONTRACTS FOR PROFESSIONAL SERVICE” OF THE CODIFIED ORDINANCES OF THE CITY OF GREEN. --- Introduced 5/23/17**

Sponsors: Ken Knodel, Chris Humphrey and Justin Speight

Attachments: [2017-15 Cap improvement contracts 210.06 \(d\). professional services 210-08.pdf](#)
[2017-15 re Amended sections of green codified ordinance 210.docx](#)
[Purchasing Policy Memo v5 10 17 dac 5 16 17 CLEAN.pdf](#)

Mr. Humphrey briefly explained the changes this Ordinance will make to procedures done.

A motion was made by Councilman Humphrey, seconded by Councilman Knodel, to adopt the Ordinance. The motion carried by the following vote:

Aye: 6 - Ahlstrom, Dyer, Humphrey, Knodel, Summerville and Young

Absent: 1 - Speight

X. Mayor's Report

Mayor Neugebauer gave his report. He addressed the residents that came tonight. He thanked them for being respectful. He talked about some of the improvements that could be made to the process. He explained their options to have it reconsidered by the PZC or an appeal to the Board of Zoning Appeals.

Ms. Calta explained the Appeals process.

Mr. Knodel asked the Mayor to waive the fees for the residents to go before the BZA.

XI. Unfinished Business - No Unfinished Business

XII. New Business - No New Business

XIII. Adjournment

Mr. Knodel adjourned at 7:54 p.m.

ATTEST: _____
MOLLY KAPELUCK, CLERK OF COUNCIL

APPROVED: _____
CHRIS HUMPHREY, 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.