RECORD OF PROCEEDINGS
Minutes of the Silverton Village Council Committee Meeting
Held Thursday, August 15, 2024

The Council of the Village of Silverton convened in regular session in Council Chambers at 6943 Montgomery Road at 5:00 p.m. on Thursday, August 15, 2024. Mayor Smith called the meeting to order.

CALL TO ORDER

Mayor Smith led a moment of silence followed by the Pledge of Allegiance.

ROLL CALL

Elected Officials:

- John Smith, Mayor — Present
- Britt Born, Council — Present
- Shirley Hackett-Austin, Council — Present
- Mark Quarry, Council — Present
- Idella Thompson, Council — Absent
- Dottie Williams, Council — Absent
- Franklin Wilson, Council — Present

Mr. Wilson motioned to excuse Mrs. Thompson. Mr. Quarry seconded the motion. Motion carried by a unanimous voice vote.

Also present:

- Jack Cameron, Village Manager
- Meredith George, Clerk of Council
- Bryan Pacheco, Village Solicitor
- Lt. Robin Reid, District 4 Commander

PUBLIC HEARING:

Jeffrey R. Anderson Real Estate, Inc.
Wawa Store – 7443-7449 Montgomery Road

At 5:04 p.m. Mr. Quarry motioned to open the public hearing. Ms. Born seconded the motion. Motion carried by a unanimous voice vote.

Mr. Cameron reviewed the PMUD application process for Council. The Planning Commission has reviewed the Stage II plans, held a public hearing, and recommended the application be sent to Council.

Mr. Anderson reviewed the site plan for the Wawa store, noting that traffic studies were done and any issues have been resolved. The exit from Wawa onto Montgomery Road will be restricted to right turn only so that any cars needing to turn left onto Montgomery Road will do so at the traffic light at Montgomery and Stewart Roads. Mr. Anderson reviewed the timeline for the project, hoping to close on the properties in October, complete site work in the winter and turn the site over to Wawa in March or April of 2025, with a projected opening date of late 2025.

Mrs. Wendy Moeller, Compass Point Planning, reviewed her staff report for Council, noting that the Planning Commission approved the Stage II plans with some conditions: fencing at the NW corner of the development which is adjacent to residential properties, and proper landscaping around the sign on Montgomery Road that will not impede the line of sight for drivers using that exit.

Public Comment:

Nasse Chachoff – 6720 Sampson Lane

Mr. Chachoff addressed Council voicing opposition against the project stating that Silverton did not need more gas pumps and questioned why Wawa was a good fit for Silverton. Mr. Chachoff asked if Wawa would be getting a tax abatement and what direct benefits there were to Silverton by allowing a Wawa store.

Shirley Jason – 6300 Elwynne Drive

Mrs. Jason addressed Council stating she has an issue with the planning commission process and the make-up of the various committees in Silverton.

Mike Morthorst – 6914 Ohio Avenue

Mr. Morthorst stated he was concerned that the business might not be successful and will be empty in a few years. Mr. Morthorst asked if the Wawa stores were comparable to Sheetz stores or if they are more like a Speedway. Mr. Morthorst voiced concerns about traffic turning left onto Montgomery Road when leaving Wawa.

At 5:24 p.m., Mr. Quarry motioned to close the public hearing. Mr. Wilson seconded the motion. Motion carried by a unanimous voice vote.

Mr. Quarry asked Mr. Cameron to review the PMUD application process, which he did. Mr. Quarry asked for an explanation on how the boards and commissions are established in Silverton. Mr. Cameron explained that the composition of the board and commissions are set by the Village Charter, which was approved by the Silverton voters in 1997. Mr. Pacheco expanded on the explanation of the process for the PMUD application, noting each stage of the process, and adding that Village Council did not propose the idea of a Wawa store, but the applicant did.

Mrs. Hackett-Austin noted she recently visited a Wawa for the first time while traveling and was very impressed with the store, and is in favor of the project.

Ms. Born noted she was pleased with the traffic study and the adjustments that have been made to accommodate the traffic in area and is in favor of the project.

Mr. Cameron added that the PMUD process allows the Village to put zoning regulations in place that are specific to this project only. Wawa stores have a large following and are known for their food offerings. The store will generate traffic to Silverton, while serving our residents. There are no tax incentives that are included in the development of the Wawa store. The Village met with Mr. Anderson and the Wawa representatives before the application was submitted and all were in agreement that the business is a good fit for the Montgomery Road corridor. Additionally, the Village and Wawa representatives met with Silverton Elementary to discuss the project and it was well received by the school. Lastly, the Wawa team has been easy to work with and is working with an adjacent resident to make sure that there is proper fencing between the properties, and that the dumpster collection will be done during daytime business hours so it is not disruptive to nearby residents.

LEGISLATION:

Ms. George gave the reading of Ordinance 2024-20 Authorizing the Village Manager to Sell Surplus Equipment and Declaring an Emergency. Mr. Wilson motioned for adoption and was seconded by Mr. Quarry. A roll call vote was taken. Motion carried 4-0. Mr. Quarry motioned to remove the emergency clause and waive the second reading. Mr. Wilson seconded the motion. Motion carried 4-0.

Mrs. George gave the first reading of Ordinance 2024-21 Approval of a Preliminary Development Plan at 7443-7449 Montgomery Road per the Village of Silverton Code §153.400 to 153.99 (PMUD) Planned Mixed-Use District.

POLICE – HAMILTON COUNTY SHERIFF'S OFFICE:

Lt. Reid thanked Council for their support as she was recently promoted to the rank of lieutenant and is now the District 4 Commander.

Lt. Reid presented the July 2024 traffic report. Lt. Reid reported the speed boxes have been on Stoll Lane and due to the results of the data collected, a traffic unit has been running radar on Stoll Lane.

Lt. Reid noted that there have been complaints of a resident setting off fireworks. That person has been identified and deputies have been in contact with the resident.

MOTION TO APPROVE APPOINTMENT OF MAYOR SMITH TO CAA BOARD OF DIRECTORS:

Mr. Quarry motioned to approve the appointment of Mayor John A. Smith to the Cincinnati Hamilton County Community Action Agency Board of Directors. Mrs. Hackett-Austin seconded the motion. Motion carried by a unanimous voice vote.

VILLAGE MANAGER REPORT:

- The 2025 Taste of Silverton is set for Saturday, June 21.
- Silverton Town Commons events: "SoulQuest" performed on August 10 for the final live performance of the season. The "Trolls Band Together" movie will close out the cinema series on Saturday, August 31.
- Silverton is waiting on a leaking water valve to be fixed at the garage demo site so that the closing can be scheduled.
- Council held a public hearing regarding the Wawa store application earlier this evening. The first reading of the PMUD ordinance is on tonight's agenda.
- The SORTA grant paving work on Plainfield Road is complete. The Montgomery/Plainfield intersection work will be done separately.
- Letters have been sent to businesses and residents informing them of the upcoming Plainfield Road re-building project.
- Pennrose continues to work with SORTA on an affordable multi-unit transit-oriented building on their Montgomery Road site.
- Section Road will go out to bid late 2024 or early 2025, with construction in early 2025.
- The Village has applied to Hamilton County for a façade grant. We could be awarded up to $50,000. Mr. Cameron is considering assembling a review committee to establish project parameters and review applications.
- Silverton Business Owner Candace Bates purchased the 10-unit apartment building at 7128 Montgomery Road.
- Meetings were held for the residents in the cul-de-sacs on Queen Crest and Oak Crest regarding the relocation of the utility poles. Along with Mr. Cameron and Mr. Webber, Chief Meador and representatives from Duke Energy were in attendance. Mr. & Mrs. Bell on Queen Crest were in attendance and discussed the pole relocation with village officials. Once the poles are re-located, the removal of the circle areas in the cul-de-sacs would be make accessing the areas easier for both public works and the fire department.
- Mr. Cameron would like to see if any residents are interested in forming a committee to help with the Silverton Town Commons programming for 2025.
- December meeting schedule: We will only meet on Thursday, December 5. The meeting on December 19 is cancelled.
- The 513Relief Bus will be at Silverton Town Hall on Tuesday, August 20 from 10 a.m. – 3 p.m.

OTHER BUSINESS:

Mr. Wilson motioned to excuse Mrs. Williams. Mr. Quarry seconded the motion. Motion carried by unanimous voice vote.

ADJOURNMENT:
Mr. Wilson moved for adjournment and was seconded by Ms. Born. Motion carried by a unanimous voice vote.

The meeting was adjourned at 6:20 p.m.

Respectfully submitted,

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Meredith L. George
Clerk of Council

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John A. Smith
Mayor