



RECORD OF PROCEEDINGS

Minutes of the Silverton Village Council Meeting
Held Thursday, January 2, 2025

The Council of the Village of Silverton convened in regular session in Council Chambers at 6943 Montgomery Road at 7:00 p.m. on Thursday, January 2, 2025. 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 | Present |
| • Dottie Williams, Council | Present |
| • Franklin Wilson, Council | Present |

Also present:

- Jack Cameron, Village Manager
- Meredith George, Clerk of Council
- Bryan Pacheco, Village Solicitor
- Lt. Robin Reid, Hamilton County Sheriff's Office
- Wendy Moeller, Compass Point

REVIEW AND APPROVAL OF MINUTES

Mr. Wilson motioned to approve the minutes from the December 5, 2025 Council Meeting. Mrs. Thompson seconded the motion. Motion carried by a unanimous voice vote.

BOARD AND COMMISSION APPOINTMENTS

Mr. Quarry motioned to re-appoint Mr. Fred Gunnels to the Fire District Board. Ms. Born seconded the motion. Motion carried by a unanimous voice vote.

PUBLIC COMMENT

None.

MAYOR'S COMMENTS

None.

COUNCILMEMBER COMMENTS

- Mrs. Hackett-Austin gave the December Property Maintenance report.
- Ms. Born gave the December Fire District Report.
- Lt. Reid reported the "Holiday with the Sheriff" event held at Silverton Town Hall was a success. Lt. Reid thanked Council for adding a second Silverton deputy to their services beginning January 1. It has already made a positive impact.

VILLAGE MANAGER REPORT

1. The Taste of Silverton is Saturday, June 21, 2025.
2. The holiday tree lighting ceremony was held Saturday, December 7 at 6:00 p.m. at the Silverton Train Station. It is a nice event for families with young children.
3. Programming for Silverton Town Commons in 2025 will be scheduled for Tuesday evenings, May to October. The events will be scheduled for the 2nd and 4th Tuesday of each month.
4. Wendy Moeller is present tonight to discuss highlights of proposed amendments to the zoning code.
5. The demolition of the existing building on the Wawa site is scheduled for January 6, 2025.
6. The Planning Commission is awaiting the Stage III submission for AG47, Phase II.
7. Mr. Cameron reviewed the status of prospective development opportunities, including the SORTA/Metro site, Woodford and Plainfield, Proud Hound expansion, Music Academy, E. Gatewood Lane, Plainfield Southwest, CRA applications and Meier's Wine Cellars.
8. The process to obtain right-of-way for the Plainfield Road PID 116550 ODOT project is underway.
9. Discussions between SORTA and Pennrose for the housing development on the Metro site on Montgomery Road are on hold.
10. The bid opening for the Section Road improvement project is scheduled for January 8, 2025.

11. The bid openings for Silverton Avenue and Holman Circle have been delayed because Cincinnati Water Works has some utility repairs to complete first.

12. The speed signs have been moved to Ohio Avenue.

ZONING CODE AMENDMENT DISCUSSION:

Wendy Moeller presented the issues that are considered being addressed in the zoning code update. The proposed changes include: taking the fee schedule out of the code so it can be updated by council via ordinance as needed, removing the submittal requirements from the code, adding graphics, updating building height requirements, simplifying setback requirements, updating architectural and exterior building requirements, consolidation of redundant information, removing duplicate fence regulations, and updating sign code regulations.

Council discussed the proposed changes to the setback requirements. Currently, the rear and side yard setback require taking an average of the setbacks of the 10 closest properties, which is very uncommon and hard to determine. Mrs. Moeller is recommending specific setback requirements, such as 5-feet for each side yard, and 30 feet for the rear yard. Additionally, the maximum lot coverage would stay at 50%, preventing someone from building a home that would take up too much of the lot. Mr. Cameron explained the BZA heard two cases earlier tonight asking for relief of the setback requirements, even though they are not invasive to surrounding property owners. If council is in agreement with updating the code to reflect the new setback numbers, Mr. Cameron can report back to the BZA and they can take Council's wishes into consideration when they reconvene to make a decision on the two setback variance requests. Discussion ensued. Council was in agreement to establish specific setback requirements for the rear and side yards as part of the zoning code update.

Mrs. Moeller also explained that the changes to the sign code are in response to recent supreme court rulings regarding signage and free speech. The zoning code will be updated to be content neutral, eliminating references to specifically named signs, such as "political signs". Political signs will still be allowed, but they will fall under "temporary" sign regulations. Temporary signs can be regulated by space, size, and number rather than a specific type of temporary sign.

LEGISLATION:

Ms. George gave the reading of Ordinance 2024-29 A Resolution Authorizing the Village Manager to Enter into an Agreement of Cooperation with Hamilton County, Ohio Pursuant to Provisions of the Housing and Community Development Act of 1974, as Amended. Mr. Wilson motioned for passage and was seconded by Mr. Quarry. Motion carried 6-0.

Ms. George gave the reading of Ordinance 2025-2 Authorizing the Village Manager to Execute and Agreement with Silverton Land Associates, LLC Terminating an Easement

Agreement Entered into in 2002 Between the City of Silverton and Cover Ups, Inc and Declaring an Emergency. Ms. Born motioned for passage and was seconded by Mr. Quarry. Motion carried 6-0. Mrs. Thompson motioned to suspend the rules and was seconded by Mr. Quarry. Motion carried 6-0.

Mr. Quarry motioned to authorize the Village Manager to file a CRA (Community Revitalization Area) tax abatement with the Hamilton County Auditor for 6845 Park Avenue. Mrs. Thompson seconded the motion. Motion carried by a unanimous voice vote.

ADJOURNMENT:

Mrs. Thompson moved for adjournment and was seconded by Mr. Quarry. Motion carried by a unanimous voice vote.

The meeting was adjourned at 8:42 p.m.

Respectfully submitted,

Meredith L. George
Clerk of Council

John A. Smith
Mayor