

March 31, 2017

TO: Craig Margolis, Chair  
Planning, Zoning and Landmarks Committee of City Council

FROM: Wayne S. Davis, City Manager *W.S.D.*

SUBJECT: Planning, Zoning and Landmarks Committee Meeting of Monday, April 3, 2017

As a reminder, the Planning, Zoning and Landmarks Committee is scheduled to meet on Monday, April 3, 2017 at 5:30 p.m. at City Hall. The items to be discussed include:

1. 2016 Housing Report — Each year the community development department develops a report on the Montgomery real estate market, including the number of sales, median sales prices, and the number of days on the market. Staff will be present to review the attached 2016 report with the Committee.
2. Customer Satisfaction Survey — For the past several years, the community development department has conducted a survey in January to all customers who obtained a building or electrical permit during the past year. This survey provides information on not only the performance of National Inspection Corporation, but also on our own staff. Staff will be present to review the attached results from the 2016 survey with the Committee.
3. Discussion of Incentive for Residential Solar PV Installation—The 2011-2016 strategic plan, (Goal 1, Strategy 6), calls for a review of options that would offer incentives to homeowners who install energy efficiency features. Last year, the City offered a waiver of building permit fees for new solar installations. Staff will be present to review the proposed extension of the incentive program for solar photovoltaic installations in our community. Details of the proposed program extension are attached.
4. Other Business — The purpose of this agenda item is to provide an opportunity to discuss any issues or ask questions that may be on your mind.

Also, attached are the minutes from the November 7, 2016 meeting of the Planning, Zoning and Landmarks Committee for review and approval at Monday's meeting.

Should you have any questions or concerns pertaining to the agenda topics, or have additional items to be discussed at the meeting, please do not hesitate to contact me.

c: Mayor and City Council (4)  
Connie Gaylor, Administrative Coordinator  
Department Heads



**AGENDA**

**April 3, 2017**  
**Montgomery City Hall**  
**10101 Montgomery Road**

**5:30 P.M.**

- 1. Call to Order**
- 2. Guests and Residents**
- 3. Communications**
- 4. New Business**
  - a. 2016 Housing Report
  - b. Customer Satisfaction Survey
  - c. Discussion of Incentive for Residential Solar PV Installation
- 5. Approval of Minutes:** November 7, 2016 meeting
- 6. Other Business**
- 7. Adjournment**

March 29, 2017

TO: Wayne Davis, City Manager

CC: Tracy Roblero, Community Development Director

FROM: Melissa Hays, Zoning and Code Compliance Officer *MHS*

SUBJECT: 2016 Annual Housing Report

Please find the 2016 Annual Housing Report attached. Staff would like the opportunity to present and discuss this report with the Planning, Zoning and Landmarks Committee of Council at their meeting on April 3, 2017.

## Introduction

As part of the City's 2006 Strategic Plan, City Staff began collecting data on home sales in the City starting in 2007. This information has allowed Staff to track important information on the housing market within the City, such as median list price and sale price, as well as, median number of days on the market and median age of the homes being sold. Over the past decade, the country has seen large swings in home sales and foreclosures, greatly attributed to the Great Recession lasting from December 2007 to June 2009. Thankfully, this economic turmoil only moderately impacted the housing market in Montgomery, with a slight decrease in the median sales price from 2009-2012, as well as a spike in foreclosures from 2010-2012. The housing market nationally, as well as in Montgomery, has seen a strong comeback since 2013. This report will show that the high sales volume and average sale price continued within the City of Montgomery since then. This report also shows that while housing sales are well-distributed throughout the community, median sale prices are significantly impacted by housing type and location within the City. The number of homes being sold in 2016, the increase in new construction at the Vintage Club, the small number of foreclosures and the continued and increasing interest in teardown/rebuilds illustrates that the housing market in the City continues an upward momentum.

## Home Sales in 2016

Table 1 includes the following information for units sold in the City of Montgomery during 2007 through 2016:

- number of units sold in the City
- median list price
- median sale price
- median age of the units, and
- median number of days on the market.

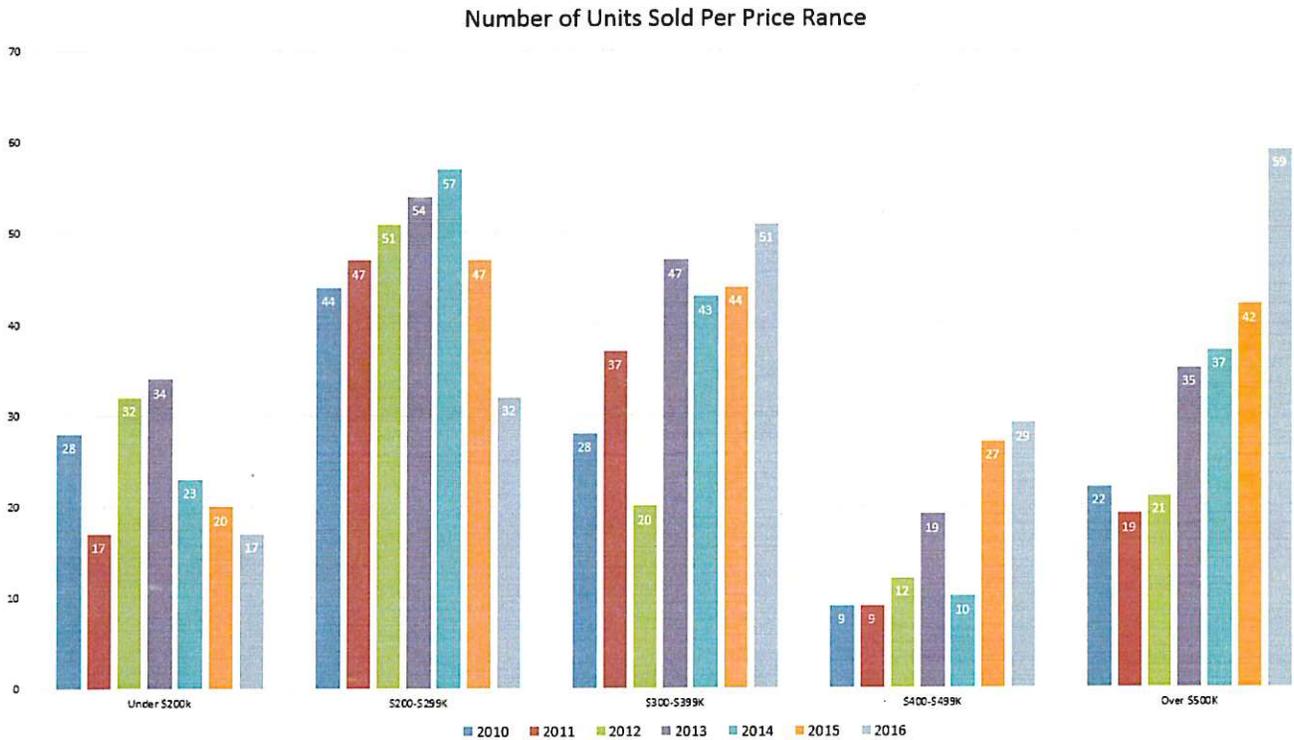
Table 1: Median for all units sold in Montgomery for 2007 through 2016\*

	Number of Units	Median List Price	Median Sale Price	Difference between List Price and Sale Price	Median Age	Median Days on the Market
<b>2007</b>	137	\$319,000	\$299,900	\$19,100	33	60
<b>2008</b>	103	\$319,000	\$300,000	\$19,000	33	55
<b>2009</b>	111	\$300,000	\$283,000	\$17,000	35	54
<b>2010</b>	131	\$299,900	\$280,000	\$19,900	35	37
<b>2011</b>	129	\$314,750	\$300,000	\$14,750	38	40
<b>2012</b>	136	\$269,900	\$260,250	\$9,650	38	35
<b>2013</b>	189	\$320,000	\$312,000	\$8,000	37	19
<b>2014</b>	170	\$318,500	\$309,500	\$9,000	40	9
<b>2015</b>	180	\$379,900	\$339,500	\$40,400	44	28
<b>2016</b>	188	\$397,500	\$388,500	\$9,000	41	14

\* Information collected from the Cincinnati Multiple Listing Service.

The number of units sold in 2016 was up slightly from units sold in 2015 and was the highest number of units sold apart from 2013. The median sale price was up 12.62% from \$339,500 in 2015 to \$388,500 in 2016. The median number of days on the market decreased to 14 days on the market from 28 days in 2015. While not record breaking, it is a significantly low number in comparison to previous years.

**Figure 1: Number of Units Sold per Price Range**



## Housing Type

Different types of housing can greatly affect the median list price, sale price and the number of days on the market. Condo units sell for significantly less than a traditional single family detached structure. As shown in Table 2, the median sale price for a condo was \$119,500 in 2016, while the median sale price of a single family detached house was \$402,750. The median sale price of single family homes in the City increased \$52,750 from 2015 to 2016. The median days on the market for condos in 2016 increased significantly from the year prior, while the median price decreased from the year prior by almost \$20,000. The median days on the market for single family houses decreased to only 11 days.

This year there was a significant bump in the number of homes sold for over \$500,000, from 42 homes in 2015 to 59 in 2016. In addition, there has been a significant decline in homes sold for under \$300,000 since 2014. The median sales price of single family homes in Montgomery increased by approximately 15% since last year.

Table 2: Median List Price, Median Sale Price and Median Days on the Market for Houses and Condos\*

	2011	2012	2013	2014	2015	2016
<b># Units Sold</b>						
<b>Houses</b>	121	127	169	158	165	174
<b>Condos</b>	8	9	20	12	15	14
<b>Median List Price</b>						
<b>Houses</b>	\$315,000	\$270,000	\$335,000	\$327,450	\$389,900	\$409,500
<b>Condos</b>	\$149,400	\$139,000	\$129,700	\$134,900	\$139,000	\$123,500
<b>Median Sale Price</b>						
<b>Houses</b>	\$300,000	\$266,000	\$325,050	\$321,000	\$350,000	\$402,750
<b>Condos</b>	\$146,500	\$135,000	\$120,000	\$118,250	\$139,000	\$119,500
<b>Median DOM</b>						
<b>Houses</b>	37	38	18	9	28	11
<b>Condos</b>	160	10	26	24	23	73

\* Information collected from the Cincinnati Multiple Listing Service.

The type of single family house can also affect the median list price, sale price and number of days on the market, as shown in Table 3. Most homes sold in the City are two-story homes, which sold for a significantly higher amount than ranches, cape cods and split-levels in 2016. There was a significant jump in the sales price for ranches from 2015 to 2016, from \$250,000 to \$321,000. Staff believes the increase in sales price for ranches is due to both the rise in overall land value (teardown/rebuilds), as well as or combined with the baby boomer generation seeking a single level home.

Table 3: Median List Price, Median Sale Price and Median Days on the Market by House Type\*

	2011	2012	2013	2014	2015	2016
<b># Units Sold</b>						
<b>Ranches</b>	27	29	35	33	56	42
<b>Cape Cods</b>	5	7	5	4	1	2
<b>Two Stories</b>	84	80	119	120	111	118
<b>Split Levels</b>	5	11	10	13	12	12
<b>Median List Price</b>						
<b>Ranches</b>	\$239,950	\$224,900	\$250,000	\$249,900	\$269,900	\$332,000
<b>Cape Cods</b>	\$199,000	\$189,000	\$270,000	\$332,450	\$589,900	\$269,450
<b>Two Stories</b>	\$339,000	\$334,500	\$370,000	\$375,000	\$425,000	\$454,950
<b>Split Levels</b>	\$245,000	\$239,000	\$241,900	\$298,000	\$299,900	\$307,400
<b>Median Sale Price</b>						
<b>Ranches</b>	\$227,500	\$213,000	\$243,000	\$240,000	\$250,000	\$321,000
<b>Cape Cods</b>	\$187,500	\$190,500	\$257,500	\$324,000	\$505,000	\$260,500
<b>Two Stories</b>	\$325,500	\$326,000	\$352,000	\$369,750	\$405,200	\$447,000
<b>Split Levels</b>	\$240,000	\$215,000	\$240,000	\$287,000	\$301,950	\$296,500
<b>Median DOM</b>						
<b>Ranches</b>	42	46	6	2	5	10
<b>Cape Cods</b>	83	11	39	29	100	5
<b>Two Stories</b>	31	44	23	12	32	15
<b>Split Levels</b>	42	17	10	3	6	4

\* Information collected from the Cincinnati Multiple Listing Service.

#### Home Sales based on Location

To determine how location affected the median list price, sale price and number of days on the market, the City was divided into five geographical sections. Table 4 provides a description of the location of each section, while a map of the sections can be found in Appendix 1.

Table 4: Location of Sections\*

Section Number	Description of Location
<b>Section 1</b>	Downtown Montgomery, including Ferris Williams Subdivision, Village Green Subdivision, Hartfield Place and Lochaven Subdivision
<b>Section 2</b>	Subdivisions to the south of Ronald Reagan Highway and west of I-71 (ex. Delray drive, Kennedy Estates Subdivision)
<b>Section 3</b>	Subdivisions located east of I-71 between Pfeiffer Road and Ferris Williams Subdivision, includes Swaim Fields, The Winds, Montgomery Heights, Jones Farm, Ivygate, Forestglen, and the Grove of Montgomery
<b>Section 4</b>	Subdivisions located east of I-71 between Pfeiffer Road and I-275, includes Storybook Acres, Imperial Woods, Hartford Hills, Shadowhill Acres and Weller Woods Subdivision
<b>Section 5</b>	Subdivisions north of I-275, including Tanagerwoods, The Reserve of Montgomery, Vintage Club and Terwilliger's Run

\*In order to accurately compare the price of single family homes based on location, condos were not included in this analysis.

As shown in Table 5, the median sale price increased significantly throughout the City, except for Sections 1 and 5. The median sale price ranges from \$339,000 to \$477,500.

Table 5: Median List Price, Sale Price and Days on the Market by Location (Single Family Dwellings and new townhomes on Remington Road)

	2011	2012	2013	2014	2015	2016
<b># Units Sold</b>						
<b>Section 1</b>	9	9	9	14	10	17
<b>Section 2</b>	5	10	6	15	15	3
<b>Section 3</b>	51	51	60	58	76	72
<b>Section 4</b>	34	24	39	31	26	39
<b>Section 5</b>	22	33	55	52	37	43
<b>Median List Price</b>						
<b>Section 1</b>	\$300,000	\$330,000	\$279,900	\$317,450	\$507,450	\$339,000
<b>Section 2</b>	\$295,000	\$219,450	\$254,000	\$314,000	\$344,900	\$429,750
<b>Section 3</b>	\$329,900	\$269,000	\$312,000	\$309,450	\$399,900	\$359,900
<b>Section 4</b>	\$274,950	\$257,400	\$285,000	\$302,000	\$332,250	\$489,000
<b>Section 5</b>	\$352,450	\$329,900	\$399,000	\$369,450	\$429,000	\$409,500
<b>Median Sale Price</b>						
<b>Section 1</b>	\$290,000	\$323,000	\$275,000	\$307,500	\$418,173	\$339,000
<b>Section 2</b>	\$280,000	\$201,750	\$242,750	\$298,500	\$332,500	\$417,375
<b>Section 3</b>	\$319,900	\$260,500	\$309,500	\$295,000	\$349,400	\$359,900
<b>Section 4</b>	\$256,750	\$245,000	\$282,000	\$318,000	\$317,750	\$477,500
<b>Section 5</b>	\$340,000	\$320,000	\$385,000	\$356,250	\$420,000	\$402,750
<b>Median DOM</b>						
<b>Section 1</b>	10	38	114	8	3	1
<b>Section 2</b>	30	74	10	11	31	13
<b>Section 3</b>	45	22	9	5	30	9
<b>Section 4</b>	33	41	15	4	8	13
<b>Section 5</b>	34	52	36	16	34	11

Table 6: Difference in Median Sale Price from 2015 to 2016 by Section

	Section 1	Section 2	Section 3	Section 4	Section 5
<b>Difference in Median Sale Price</b>	- \$79,173	+ \$84,875	+ \$10,500	+\$159,750	-\$17,250

The median age also changes based on location in the City, which can help explain the difference in median sale price. As shown in Table 7, the median age of the housing sold based on section has been fairly consistent, with the exception of Section 2.

Table 7: Median Age of House Sold by Location

Median Age	Section 1	Section 2	Section 3	Section 4	Section 5
<b>2011</b>	57	38	43	36	25
<b>2012</b>	40	44	41	41	27
<b>2013</b>	41	60	42	40	32
<b>2014</b>	43	42	47	43	35
<b>2015</b>	44	45	51	46	35
<b>2016</b>	45	62	45	42	35

Courtyard and Club Home Sales at the Vintage Club

The Vintage Club development has continued to experience growth and is nearing build out for the single family detached residential units. Table 8 shows the number of Courtyard Homes at the Vintage Club sold from 2007 through 2016, as well as the median sale price. There were no new Courtyard Homes sold in 2016, however, there were 4 homes resold in the courtyard area for a median sale prices of \$775,450. There is currently only one Courtyard Home site available for new construction.

Table 8: Median Sale Price for Courtyard Homes at the Vintage Club from 2007 - 2015

	Number of Units Sold	Median Sale Price
<b>2007</b>	10	\$640,370
<b>2008</b>	8	\$700,023
<b>2009</b>	4	\$762,900
<b>2010</b>	2	\$631,048
<b>2011</b>	3	\$733,600
<b>2012</b>	3	\$717,315
<b>2013</b>	4	\$664,947
<b>2014</b>	7	\$658,172
<b>2015</b>	6	\$736,069
<b>2016 – RESALE</b>	4	\$775,450

Table 9 shows the number of Club Homes at the Vintage Club sold in 2008, 2009, 2013, 2014, 2015 and 2016 as well as the median sale price. Construction did not begin on homes in the Club section until late in 2007; therefore, none of the homes were closed on until 2008. Four Club Homes were sold in 2009 and no Club Homes were sold during 2010, 2011 or 2012. There is one lot available for new construction within the Club Homes section.

Table 9: Median Sale Price for Club Homes at the Vintage Club in 2008, 2009, 2013, 2014, 2015 and 2016

	Number of Units Sold	Median Sale Price
<b>2008</b>	6	\$825,646
<b>2009</b>	2	\$968,767
<b>2013</b>	4	\$817,672
<b>2014</b>	2	\$1,005,273
<b>2015</b>	1	\$863,520
<b>2016</b>	4	\$958,456

\* Information collected from the Cincinnati Multiple Listing Service.

Teardowns

The number of teardowns remained the same, with 23 homes being demolished in both 2015 and 2016. This is down slightly from the high of 30 in 2014. Table 10 lists the addresses of the teardowns, the builder, the year the existing structure was built and the square footage of the existing home. The median square footage of the homes torn down in 2016 was 1,476 square feet and the median year built was 1957. Since 2001, there have been a total of 232 teardowns in the City.

Figure 2: Teardown Activity since 2001

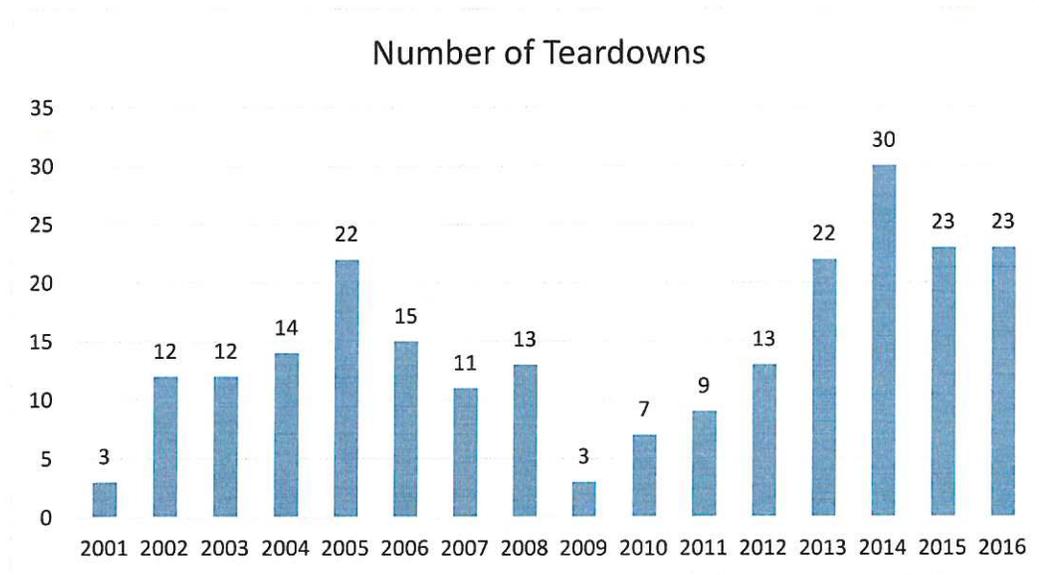


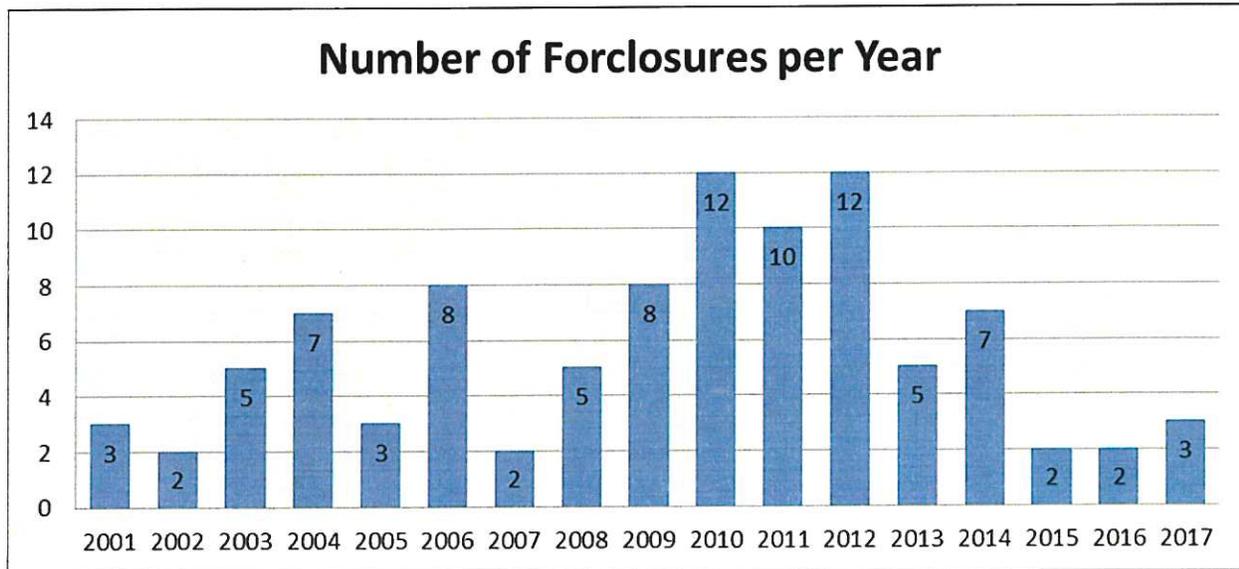
Table 10: Teardown activity in 2016

<b>Address</b>	<b>Builder</b>	<b>Year Built</b>	<b>Square Footage</b>
<b>7762 Westwind</b>	Christopher Robin Homes	1961	1395
<b>10344 Deerfield</b>	Ireland-May	1951	792
<b>9655 Zig Zag</b>	Ireland May	1951	1481
<b>9833 Tollgate</b>	Khomes	1957	1636
<b>10495 Deerfield</b>	Justin Doyle Homes	1966	1640
<b>7920 Mitchell Farm</b>	Copper Creek Homes	1958	1200
<b>7870 Jolain</b>	Zicka	1956	2040
<b>8221 Margaret</b>	Zicka	1959	1900
<b>10550 Deerfield</b>	Classic Living	1967	1296
<b>10464 Deerfield</b>	Buckhead	1955	1176
<b>7845 Westwind</b>	Buckhead	1964	2154
<b>8201 Margaret</b>	Quest Modern Homes	1957	1410
<b>7926 Wild Orchard</b>	Inman Custom Homes	1958	1916
<b>10590 Crescendo</b>	Western Homes (Buckhead)	1960	1728
<b>9778 Ross</b>	Zicka	1955	1431
<b>9667 Delray</b>	Anders Construction	1953	1723
<b>10354 Birkemeyer</b>	Legendary Custom Homes	1960	1550
<b>9988 Zig Zag</b>	Copper Creek Homes	1956	1200
<b>9641 Todd</b>	Somerset Custom Homes	1957	1167
<b>10365 Curt</b>	Ashford Homes	1955	1476
<b>7870 Pfeiffer Road</b>	Ashford Homes	1960	1400
<b>10685 Weil Road</b>	Lucke	1955	2118
<b>7946 Symphony</b>	Copper Creek Homes	1959	1300

## Foreclosures

The City had three residences go through foreclosure in 2016. The number of foreclosures over the past few years has remained relatively flat and significantly less than the peak immediately following the Great Recession.

Figure 3: Number of Foreclosures per Year



## Conclusion

This report has shown that the number of home sales has continued to increase over recent years. The median sale price has increased significantly; however, days on the market has increased as well. House sales were evenly distributed throughout the City; however, the location and type of house impacted the median sale price and median days on the market. The large number of homes being sold in 2016, the increase in new construction at the Vintage Club, the small number of foreclosures and the continued and increased interest in teardown/rebuilds illustrates that the housing market has rebounded in the City, which is consistent with the region at large.

March 29, 2017

TO: Wayne Davis, City Manager

CC: Tracy Roblero, Community Development Director

FROM: Melissa Hays, Zoning and Code Compliance Officer 

SUBJECT: 2016 Annual Customer Satisfaction Results

Please find the results of the 2016 Annual Customer Satisfaction Survey attached. Surveys were sent to all applicants who received a building and/or electrical permit in 2016. Staff would like the opportunity to present and discuss the results with the Planning, Zoning and Landmarks Subcommittee of Council at their meeting on April 3, 2017.

March 28, 2017

To: Tracy Roblero, Community Development Director

From: Melissa Hays, Zoning and Code Compliance Officer

RE: Building Department Customer Satisfaction Survey Results

In the middle of January, a customer satisfaction survey was sent out to 182 applicants for building and/or electrical permits for calendar year 2016 to allow for the Community Development Department to receive valuable input from our customers. To date, 43 surveys have been returned for the building department survey, which represents a 23.63% response rate, which is a slight increase from the 19.02% response rate in 2015. This survey has been sent out to all applicants for building/electrical permits since 2008. The following table lists the question as it was posed on the survey and the percent of respondents that agree or strongly agree with the question for 2008 through 2016. The survey used a 5 point scale with 5 being strongly agree and 1 being strongly disagree.

Question	% Agree or Strongly Agree								
	2008	2009	2010	2011	2012	2013	2014	2015	2016
City staff treated you respectfully	95%	100%	95%	97%	100%	95%	100%	97%	100%
The City provided you with adequate information to guide you through the permit process	83%	88%	95%	91%	94%	92%	96%	97%	98%
The time it took to receive your building permit was reasonable	71%	79%	80%	88%	91%	83%	91%	70%	93%
Communication from NIC was understandable and helpful	85%	76%	88%	87%	94%	83%	94%	88%	93%
NIC staff treated you respectfully	88%	83%	91%	86%	100%	90%	98%	94%	98%
The plans examiners were knowledgeable about the building code and provided advice that helped resolve code issues	74%	79%	88%	93%	94%	94%	98%	97%	98%
It was easy to schedule a building inspection	90%	94%	86%	96%	96%	87%	100%	97%	95%
The building inspector was on time for all scheduled inspections	90%	95%	86%	88%	93%	89%	100%	97%	95%
The cost of the building permit was reasonable	69%	71%	73%	63%	84%	72%	85%	70%	93%

A handful of respondents expressed satisfaction with City Staff. One person gave lengthy comments with regards to roof inspections, including requiring the inspector to bring his own ladder. Two people asked for time to be reduced on plan review and to make an online application and payment available. Another asked for an expedited permit process to be implemented for an additional fee.

March 31, 2017

TO: Wayne Davis, City Manager

FROM: Tracy Roblero, Community Development Director 

SUBJECT: Incentives for promoting solar power in Montgomery

Goal 1, Strategy 5, Implementation Steps 1 and 2 of the 2011 – 2016 Strategic Plan direct staff to look at the opportunities to promote energy efficiency for new homes and for retrofitting existing homes. This includes promoting energy efficient design and products and looking at federal, state and local incentive options to encourage their use. In 2014, Frank Davis, former Community Development Director served on the OKI Solar Initiative which gave him the opportunity to learn more about solar and to meet people in the field. After discussions with local installers, Staff suggested that the City offer a waiver of building permit fees as an incentive for solar installations. City Council agreed to the incentive program and it was advertised in the Montgomery Bulletin and the website. Several solar companies also chose to run specials at the same time as the Montgomery incentive, making it even more attractive to install solar within the community. In total, four new solar photovoltaic systems were installed in Montgomery during the 2014 incentive time period. Staff also worked together with the Environmental Advisory Commission and local solar installers to host an informational session and recognized residents who installed solar in the Montgomery Bulletin. At the 2015 OKI Solar Workshop, the City's program was recognized for being a model program and the first of its kind in the Cincinnati region.

In April of 2015, City Council chose to reinstate the waiver of building permit fees for new solar installations within the City from June through December. The Community Development Department and Environmental Advisory Commission partnered with Greater Cincinnati Energy Alliance to conduct monthly trainings for residents on the basics of solar installations, the Solarize Cincinnati program and the city's incentive. In total, two new solar photovoltaic systems were installed in Montgomery during the 2015 incentive time period, including the first commercial installation at Pipkin's Market on Cooper Road. In 2016, City Council chose to reinstitute the building and zoning permit waiver again for calendar year 2016. Only one new solar photovoltaic system was installed in 2016 using the incentive.

At this time, installing a photovoltaic solar array for a home or business is costly and has a fairly long payback period; however, there are federal tax incentives, state loans and potentially public assessments that can offer relief and the cost of the panels themselves have continued to drop in recent years. The City of Cincinnati and the Greater Cincinnati Energy Alliance continue to partner to provide the Solarize Cincinnati program. Any property within Hamilton County is eligible for participation in the program, which provides a free solar assessment, discounted rates and financing.

Staff would like to discuss the possibility of reinstating the waiver of building permit fees for new solar installations within the City for 2017, which would provide a greater incentive to our residents if paired with the Solarize Cincinnati program and the federal tax credits that are set to expire at the end of 2019. The Environmental Advisory Commission is also supportive of this waiver. Staff would also

suggest articles in the Montgomery Bulletin promoting the incentive and the Solarize Cincinnati program as well as recognizing residents who installed solar during the incentive period.

The benefits of promoting the Solarize Cincinnati program and offering a solar incentive above and beyond the benefits of that program would provide a benefit to the residents as well as the image of the City by furthering our reputation as a progressive, proactive community interested in our residents and the environment.

*These Minutes are a draft of the proposed minutes from the Planning, Zoning and Landmarks Committee of City Council meeting. They do not represent the official record of proceedings until formally adopted by the Planning, Zoning and Landmarks Committee of City Council. Formal adoption is noted by signature of the Chair within the minutes.*

City of Montgomery  
Planning, Zoning & Landmarks Committee  
November 7, 2016

**Staff Present**

Wayne Davis, City Manager  
Connie Gaylor, Clerk of Council  
Tracy Roblero, Community Development Director

**Council Committee Members Present**

Craig Margolis, Chair  
Ann Combs  
Ken Suer

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The meeting of the Planning, Zoning and Landmarks Committee of City Council convened at City Hall at 4:30 p.m. with Mr. Suer presiding.

**Discussion of Proposed Text Amendments to the Land Usage Code**

Ms. Roblero explained to the Committee a recommendation by City Council is required in order to make amendments to the Code. Ms. Roblero discussed the need for the following text amendments to Chapters 150 and 151 of the Land Usage Code:

- Review definition for Drug Treatment Centers and clarify where these uses are permitted—Ms. Roblero explained that a review of the current definition of Drug Treatment Facilities is needed to see if it is necessary to separately define Drug and Alcohol Treatment centers and clarify where this use is permitted.
- Update the Sign Code to be in compliance with changes in the regulations of signs that were made by the U.S. Supreme Court earlier in the year—Ms. Roblero explained that the U.S. Supreme Court significantly changed the regulation of signs by municipal communities in the past year. She explained that Law Director, Terry Donnellon is working with the Attorney General's office and Miami Valley Risk Management Association to draft a model Sign Code.
- Review regulations on Cellular or Wireless Communication Systems specifically to address small cell facilities Ms. Roblero explained that cell service providers are proposing the use of Small Cell Antennae that are attached to utility poles. Due to the increase in use of these units, a review of the language is required.
- Review new State regulations on Medical Marijuana dispensaries and update the Zoning Code as appropriate Ms. Roblero explained that with the recent passage of House Bill 523 legalizing medical marijuana in Ohio, that it would be prudent of the City to begin the process of determining how these uses should be defined and/or regulated under our Code.
- Review Heritage District Design Guidelines to include material, color and design specifications for outdoor furniture, umbrellas, awnings, etc.—Ms. Roblero explained that in 2007, Montgomery City Council passed Ordinance 10 establishing regulations for street furnishings in the Heritage Overlay District. At that time the principal concern was the increase in the number of news/magazine racks being placed downtown. The Ordinance directed Staff to work with the Landmarks Commission to establish the standards for other street furniture including benches, chairs, tables, umbrellas and waste receptacles. Ms. Roblero stated that Staff is requesting that the Planning, Zoning and Landmarks Committee of Council consider a recommendation to City Council to initiate the review and update of Chapter 151.14 Heritage District Regulations to incorporate design standards for street furniture.

*These Minutes are a draft of the proposed minutes from the Planning, Zoning and Landmarks Committee of City Council meeting. They do not represent the official record of proceedings until formally adopted by the Planning, Zoning and Landmarks Committee of City Council. Formal adoption is noted by signature of the Chair within the minutes.*

Planning, Zoning & Landmarks Committee Minutes

November 7, 2016

Page 2

- Review, update and codify the Montgomery Road Commercial Corridor Design Guidelines, including a review of the existing regulations in Chapter 151 to ensure they are in-line with the Design Guidelines as called for in the 2016 – 2021 Strategic Plan—Ms. Roblero explained that Goal 3, Strategy 5 of the 2016 Strategic Plan called for the creation of a redevelopment vision for the Montgomery Road Commercial Corridor from Main Street to City Hall. She stated that work on this Strategy was scheduled to begin in August of 2017 with a recommendation to Planning Commission on proposed text amendments to be completed in March of 2018. At the Planning Commission meeting on May 16, 2016 there was a discussion regarding the Housing Goal of the 2016 Strategic Plan as well as the Montgomery Road Commercial Corridor Design Guidelines. The discussion concerning the Montgomery Road Commercial Corridor Design Guidelines focused on the importance of updating and codifying the Guidelines as soon as possible. At the Planning, Zoning and Landmarks Committee of Council meeting on July 5, 2016, Staff discussed the timing of this update with the Committee members and the consensus was to move the due date of the goal to 2017, if staff time allowed. As a follow-up to that meeting, Staff is requesting that the Planning, Zoning and Landmarks Committee of Council consider a recommendation to City Council to initiate the review and update of the Montgomery Road Commercial Corridor and Chapter 151.12 Business District Regulations as it relates to the Commercial Corridor Design Guidelines.

Ms. Roblero stated to the Committee that the need to change verbiage in the existing Code need to come as a recommendation from the Committee to City Council. She stated that after the study and changes are prepared that Planning Commission would make a final recommendation to City Council.

Mr. Suer made a motion to recommend to City Council to approve the Planning Commission to initiate the review and study of the recommended changes as presented by staff. Mrs. Combs seconded. The Committee unanimously agreed.

### **Other Business**

Mr. Davis stated that he, Tracy Roblero and Frank Davis met with Joe Hanzel and Tom Gregory of the Montgomery Inn to discuss the outbuilding located at the back of their lot along Main Street. He stated that both Mr. Hanzel and Mr. Gregory were supportive of sustaining and maintaining the building.

Ms. Roblero stated that Beth Sulleberger has reviewed the site to determine if it qualified as a landmark building and she has confirmed that it does not.

Ms. Roblero stated that Steve Schmidlin provided an estimate for installing hardi-plank siding on the exterior of the building in the amount of \$35,000. She explained that at this time the building was being used for storage only and that no work on the interior would be required. She noted that Mr. Gregory asked if there could be any financial support from the City and she stated to the Committee that this could qualify for the Historic Preservation Matching Grant Program, if the Committee chose to reinstitute the program. She explained that there were no funds budgeted at this time for the program.

The Committee discussed the grant and the guidelines. Mrs. Combs made a motion to recommend the Montgomery Community Improvement Corporation (CIC) reinstitute the Historic Matching Grant Program. Mr. Suer seconded. The Committee unanimously agreed.

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Planning, Zoning & Landmarks Committee Minutes  
November 7, 2016  
Page 3

**Approval of Minutes**

Mrs. Combs made a motion to approve the minutes of the July 5, 2016 Planning, Zoning and Landmarks Committee meeting. Mr. Suer seconded. The Committee unanimously agreed.

**Adjournment**

Mrs. Combs made a motion to adjourn the meeting. Mr. Suer seconded. The Committee unanimously agreed. The Planning, Zoning and Landmarks Committee meeting adjourned at 5:10 p.m.

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Chair

DRAFT