

December 1, 2017

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

FROM: Brian K. Riblet, Interim City Manager 

SUBJECT: Planning, Zoning and Landmarks Committee Meeting of Monday, December 4, 2017

As a reminder, the Planning, Zoning and Landmarks Committee is scheduled to meet on Monday, December 4, 2017 at 5:30 p.m. at City Hall. The items to be discussed include:

1. Proposed Monument Sign for City Hall—Tracy Roblero, Community Development Director, will be present to discuss the proposed monument sign for City Hall. At the July 5, 2016 meeting of the Planning, Zoning and Landmarks Committee, a preferred sign for City Hall was agreed upon, however, at a subsequent City Council meeting, there was a great deal of discussion about the design and material choice. Since this meeting Staff has obtained a new proposal reflecting City Council's requested changes from Preferred Resources and would like to discuss the proposed design with the Committee. Please see the attached documents.
2. Proposed Morgan's Raid Plaque— Tracy Roblero, Community Development Director, will be present to discuss the proposed Morgan's Raid Plaque and respite are at the Neully-Plaisance Plaza. At the September 13, 2017 Landmarks Commission meeting, the Commission discussed the design of the plaque and the current respite, the costs and the future of the project. Staff would like the opportunity to discuss this with the Committee. Please see the attached documents.
3. 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 June 5, 2017 and November 6, 2017 meetings 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**

**December 4, 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. Proposed Monument Sign for City Hall
  - b. Proposed Morgan's Raid Plaque
- 5. Approval of Minutes:** June 5, 2017 and November 6, 2017
- 6. Other Business**
- 7. Adjournment**

December 1, 2017

TO: Brian Riblet, Interim City Manager

FROM: Tracy Roblero, Community Development Director *JMR*

SUBJECT: Proposed Morgan's Raid Plaque

In June of 2016, the Landmarks Commission began working on a proposed design for a plaque noting Confederate General John Hunt Morgan's Raid through Montgomery in 1863. The proposed plaque would be located on Cooper Road at Neuilly-Plaisance Plaza. After many months of discussion, the Landmarks Commission approved a design (Option 2) for the plaque at their meeting on December 14, 2016 featuring a portrait of General Morgan. The proposed design for the plaque also included a small respite area for pedestrians. After the Landmarks Commission approved the design, staff began working on obtaining quotes for the work, including the respite area. At that time, it was determined that the work should be budgeted into the 2018 budget due to the cost associated with the respite area.

Since that time, there has been a nationwide debate regarding Confederate memorials and many local governments have been weighing whether or not to keep Confederate memorials in their jurisdictions. The Landmarks Commission discussed this matter at their meeting on September 13, 2017. Several Commission members felt that the plaque should be erected as approved, while others felt that changing the portrait of General Morgan to a map of the raid would be more appropriate given the national discussion. Some members felt that the plaque should not be erected at this time due to the national discourse over the matter. The minutes from the meeting are included in your packet along with the approved design, proposed respite area and a map of the raid which could be used instead of the portrait of General Morgan.

Staff would like the opportunity to present the proposed plaque and respite area with the Planning, Zoning and Landmarks Committee of Council at their meeting on December 4, 2017.

ORDER #: 4188142 C 4188150 E

RTF #: 202205

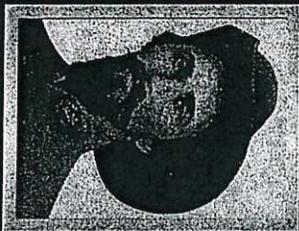
CUSTOMER PO #: MORGANS RAID

DATE: 7/13/2017

LAYOUT ARTIST: Dani @ ext 1873

SALESPERSON: Marie M. @ ext 1825

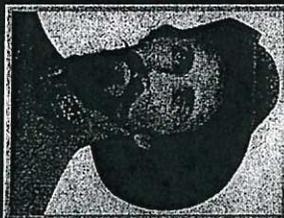
OPTION 1



## MORGAN'S RAID

On July 14, 1863, 38 year old Confederate General John Hunt Morgan and his cavalry rode through downtown Montgomery during their daring 19 day raid across Indiana and southern Ohio. Stopping at several farm houses in the area to get horses and supplies, they crossed the Little Miami River, and after briefly skirmishing with the militia at Camp Dennison, headed east. While attempting to cross the Ohio River at Buffington Island (Meigs County), a battle ensued and a large number of his force was captured. Morgan and his remaining men eventually surrendered in Salineville (Columbiana County) on July 26th. While no one in Montgomery was killed during this raid, some area residents had their horses and belongings taken and the incident spread general panic throughout the region.

OPTION 2



## MORGAN'S RAID

On July 14, 1863, 38 year old Confederate General John Hunt Morgan and his cavalry rode through downtown Montgomery during their daring 19 day raid across Indiana and southern Ohio. Stopping at several farm houses in the area to get horses and supplies, they crossed the Little Miami River, and after briefly skirmishing with the militia at Camp Dennison, headed east. While attempting to cross the Ohio River at Buffington Island (Meigs County), a battle ensued and a large number of his force was captured. Morgan and his remaining men eventually surrendered in Salineville (Columbiana County) on July 26th. While no one in Montgomery was killed during this raid, some area residents had their horses and belongings taken and the incident spread general panic throughout the region.

### CAST PLAQUE

MATERIAL - BRONZE

SIZE - 21.5 X 34

QTY - 1

DEPTH - Painted Edges-3/4" deep Cast

SHAPE - Custom Shape with insert-See c

COPY - Raised Copy-Horizontal Stroke

FINISH - Leatherette-w/Brushed Surface

BORDER - Single Line Border

COLOR - 1315-Dark Oxide Painted

STYLE - times new roman

CLEAR CO - Satin

MOUNT - 1/4/20 Machine Screws-Countersunk

ROSETTES - R-1 Rosette:1" Diameter

ETCHED INSERT 4188150

MATERIAL - BRONZE

ETCH INS - Smooth-Brushed Face-P/d Return

COLOR - 1315-Dark Oxide Painted

CLEAR CO - Satin

PHOTO IN - Photo Etching

THIS ORDER SHIPPING TO IA TO GO WITH CAST PLAQUE #4188142



RETURNS/EDGES - painted background color

RAISED 

bronze

RECESSED 

dark oxide

### PLEASE NOTE THE FOLLOWING:

Manipulated photo for quality purposes

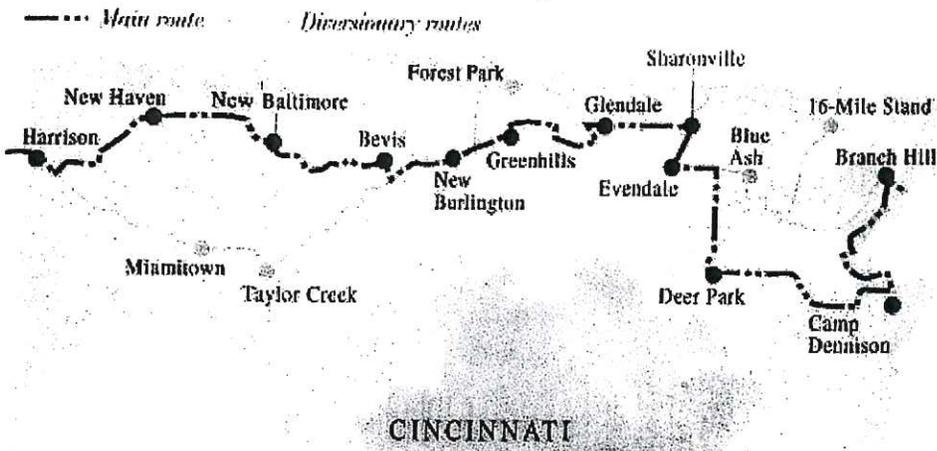
### VERSION:4

-changed mounting and shape of plaque

-reverted to original font style used

-changed insert to rectangle

# Morgan's Raid Through Hamilton County



PLAZA ENTRANCE,  
BASKETWEAVE  
PATTERN WITH  
LIGHTER COLOR  
ROWLOCK BORDER

CONCRETE  
CURB

SIDEWALK, HERRING  
BONE PATTERN WITH  
ROWLOCK BORDERS

4x8 MATCH PATTERN  
AND COLOR AT PLAZA  
ENTRANCE

LAMP POST

MULCH

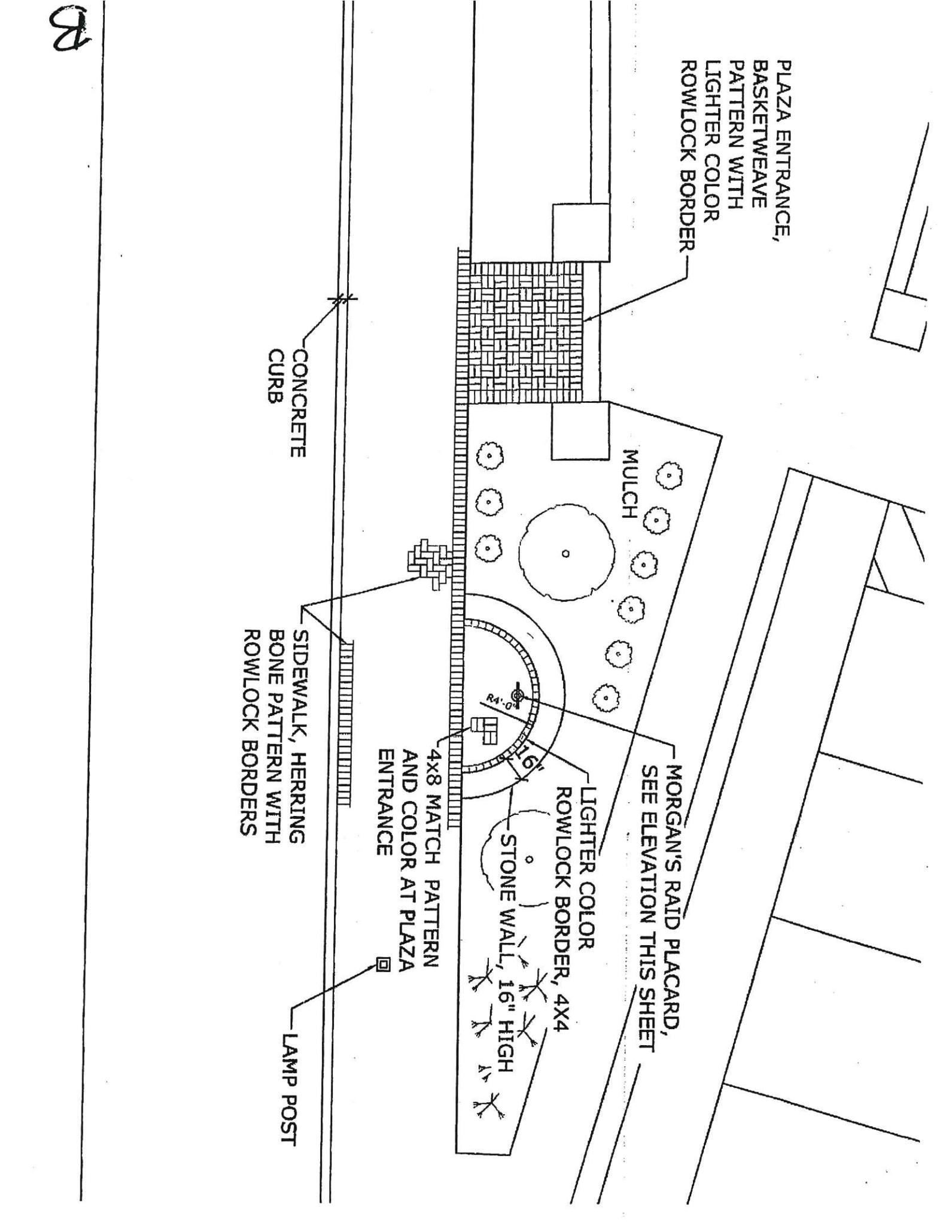
MORGAN'S RAID PLACARD,  
SEE ELEVATION THIS SHEET

LIGHTER COLOR  
ROWLOCK BORDER, 4x4

STONE WALL, 16" HIGH

R4'-0"

B



## **Landmarks Commission Meeting**

September 13, 2017

393 *Morgan's Raid Plaque*

394

395 Ms. Roblero stated that the City has decided to halt production on the plaque, in light of the current  
396 news events with the national attention on confederate statues being taken down. She wanted to  
397 discuss this with the Commission and then take their suggestion to City Council. She explained that  
398 she will discuss this with City Council at the Budget Hearing, because the site improvement for this  
399 plaque is in the budget for \$10,000.

400

401 Ms. Roblero did not feel that the text on the plaque was glorifying General Morgan, but she  
402 suggested that, in lieu of Morgan's photo, they could show the route that he took. Keeping his photo  
403 makes it look like we are honoring him, that it is a monument to him, and we want to make this  
404 more about an historical event. There was more discussion.

405

406 Mr. Schmidlin liked the plaque as they had originally designed it, with Morgan's photo.

407

408 Mr. Clark asked if the word confederate was used in the text. Ms. Roblero stated that it mentions  
409 that Morgan was with the Confederates, but the verbiage does not glorify him in any way.

410

411 Mr. Schmidlin asked for other member's opinion on how they felt about Morgan's Raid Plaque. He  
412 thought that everything had already been approved on this, and wondered if they were bringing  
413 something more into the spotlight than necessary. Ms. Roblero stated that Council had not  
414 approved anything yet. She noted that the plaque itself was within Landmarks' purview to purchase  
415 (they had \$3000 in their budget for a plaque); but the \$10,000 capital improvement expense for the  
416 sit-wall and site improvements to the Plaza still needed to be approved. Staff felt that, given all of  
417 the national attention on this issue at this time, it should be brought to Council's attention.

418

419 Ms. Garfield stated that she was recently with Lester Horowitz, author of "The Longest Raid of the  
420 Civil War", who told her he is publishing a second book next year, entitled "After the Raid". It will  
421 be about the follow-up stories of what happened to some of the people after the raid. He has spoken  
422 with relatives and others, for their stories.

423

424 When Ms. Garfield told him about the plaque, he was very excited, and he asked her to send him a  
425 picture of the plaque installed, so that he could include it in his book. She suggested that  
426 Ms. Roblero relate this information to Council.

427

428 Ms. Sullebarger suggested that Staff contact the Ohio History Council to see if they have revisited  
429 this issue -- to see if they have had second thoughts about their Morgan's Raid trail. She felt that if  
430 they had no reservations, then perhaps we shouldn't either.

431

432 Mr. Stella felt that this could create a lot of controversy in the community if we went ahead with  
433 Morgan's photo on the plaque. He liked the original plaque, but believed that the map makes more  
434 sense.

435

436 Mr. Hughes agreed that the timing was just not right; it is an inopportune time. He did not feel that  
437 we should make ourselves a target for someone who feels strongly about this issue.

438

**Landmarks Commission Meeting**

September 13, 2017

439 Chairman Schwartz felt we should air on the side of education and history.

440

441 *Upcoming Events*

442

443 Ms. Roblero discussed upcoming events:

444

445 1) Harvest Moon will take place on Saturday, October 14 from 5 p.m. to 8 p.m. She asked for  
446 any volunteers to help Frank Davis run the old fashioned games. Mark Stella volunteered  
447 himself and his daughter. Ms. Garfield stated that she would check on it, and let her know.

448  
449 2) Lanterns & Landmarks will take place on Saturday, October 28. There will be 30 paid  
450 guests, and they are offering additional openings for the Landmarks Commission and  
451 Montgomery Historic Preservation Association members, at no cost --because they are  
452 sponsoring this event. She noted that Chairman Schwartz will open Yost Tavern for the  
453 tour. Staff stated that she and Julie Machon, Events Director, would like to wear period  
454 costumes, and asked if the Commission would sponsor this cost. The Commission agreed.  
455 Staff concluded that the Commission has already committed to \$380, so this would bring the  
456 total to about \$480. Staff stated that she has budgeted more money into the Special Event  
457 category for next year, so that the Landmarks Commission would have more flexibility.

458

459 Ms. Roblero asked which members would like to attend, so she has a head count.

460

461 3) Hopewell Haunting – the Hopewell Cemetery walking tour. The plan is that this would take  
462 place every other year, alternating Lanterns & Landmarks with Hopewell Haunting. Staff  
463 will propose this to Government Affairs at the end of this year, so they could put it in place  
464 next year. She explained that they will visit 10-12 sites in the cemetery, with the main cost  
465 being for actors; they may also find some volunteers who would play these roles. They are  
466 now getting a list together of who is actually buried there.

467

468 *Landmarks Open Seat*

469

470 Regarding the vacancy on the Landmarks Commission, Ms. Roblero introduced Deborah Hutchins,  
471 who was interested in the position. She noted that Jeremy Seebohm was also interested. He was in  
472 attendance earlier tonight, but has since left. Staff stated that the Committee of Council is planning  
473 to interview in October, so that the seat is filled by the end of the year.

474

475 *Gateway Redevelopment Area*

476

477 Staff explained that there are still some challenges regarding the Preferred Developer Agreement,  
478 which has affected the text amendment changes discussed with the Planning Commission. Staff  
479 hopes to review these amendments again with the Planning Commission on October 16, with the  
480 goal of a recommendation to City Council on these amendments.

481

482 After that, Staff would like to hold a training session with the Landmarks Commission to review  
483 and discuss the intent of the changes.

484

December 1, 2017

TO: Brian Riblet, Interim City Manager

FROM: Tracy Roblero, Community Development Director *JMR*

SUBJECT: Proposed Monument Sign for City Hall

Goal 6 of the 2011 Strategic Plan called for a Facilities Study to be completed. As part of this study, the need for effective identification signage at City Hall was identified as a concern, which has also been recognized in the past. In October of 2015, staff began working with a sign company on a proposed design of a monument sign to identify City Hall. The proposed design was discussed with the Planning, Zoning and Landmarks Committee of Council on November 2, 2015, January 4, 2016 and March 7, 2016. At the meeting in January of 2016, a preferred sign design was agreed upon; however, a quote for the new design was not available for review until the March 7, 2016 meeting. At the meeting two options for material were presented, HDU and Redwood. Two options for construction of the sign panel were also presented, a double faced single panel sign and single faced panels with the back mounted to aluminum tube framing. There was much discussion about the options and the Planning, Zoning and Landmarks Committee of Council moved to accept the proposal for the Redwood Version B for the City Hall sign. When the sign design was discussed with City Council, some concerns were raised over the design and material choice. Staff requested a new proposal reflecting the changes that were requested, which is included in your packet labeled as revised.

Staff would like the opportunity to present the two renderings for the sign and material with the Planning, Zoning and Landmarks Committee of Council at their meeting on December 4, 2017.

City of Montgomery  
Planning, Zoning and Landmarks Committee  
July 5, 2016

**Staff Present**

Wayne Davis, City Manager  
Frank Davis, Special Projects Coordinator  
Julie Kipper, Acting Clerk of Council

**Council Committee Members Present**

Craig Margolis, Chair  
Ken Suer  
Ann Combs

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The meeting of the Planning, Zoning and Landmarks Committee of City Council convened in Council Chambers at 5:00 p.m. with Mr. Margolis presiding.

**New Business**

**Discussion of Proposed Monument Sign for City Hall**

Mr. Frank Davis explained that staff has been working with Preferred Resources on the design of a monument sign to identify City Hall which was discussed with the Planning, Zoning and Landmarks Committee of Council on November 2, 2015, January 4, 2016 and March 7, 2016. At the meeting in January, a preferred sign design was agreed upon by the Committee. Staff contacted Preferred Resources to obtain a quote for the new design; however, it was not available to review at the March 7, 2016 meeting. Mr. Davis explained that since that time, staff has received a quote, which is included in the packet. The quote offers four different options for the Committee to consider, and Staff is recommending approval of any of the four proposals.

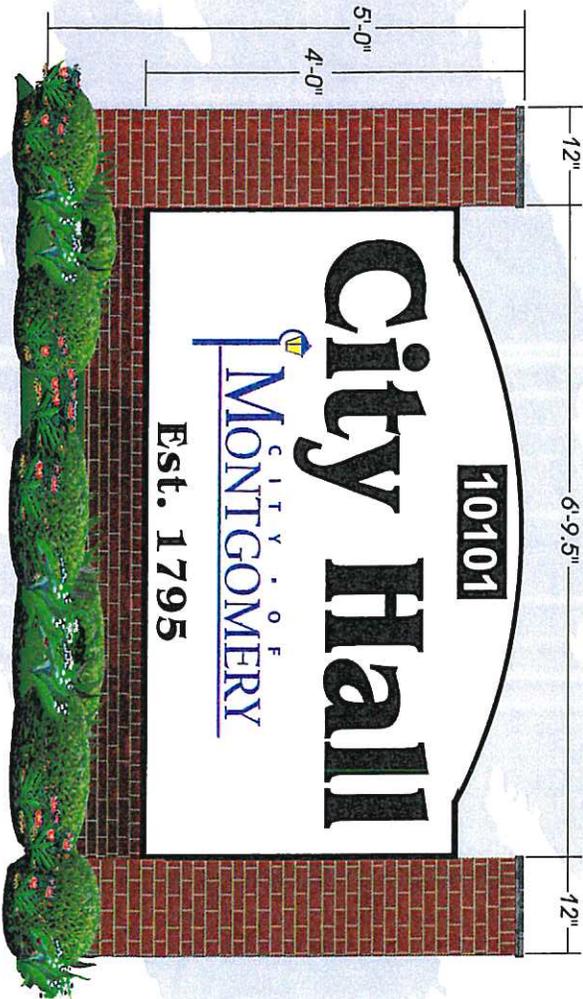
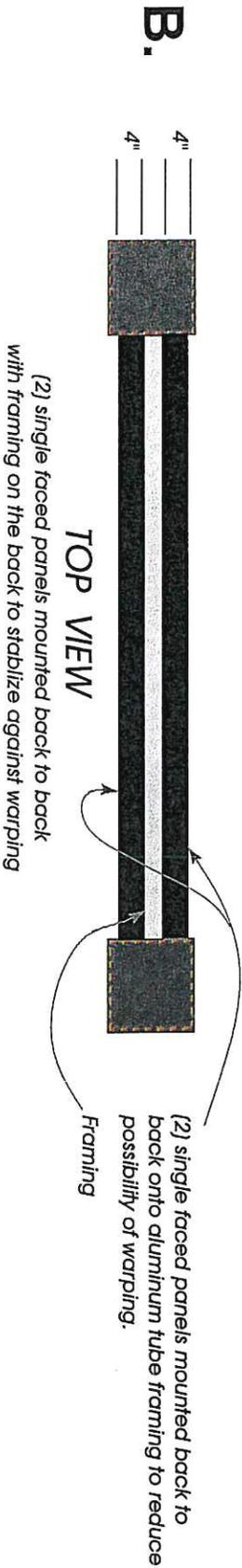
He explained that the quote includes an option for a single panel design or a double panel design with a steel or aluminum frame reinforcement in the middle to safe guard against warping of the sign panels. Both options were quoted using a Redwood material or a High Density Urethane (HDU) material for the sign panels. Mr. Davis explained that staff felt there is not a real need for the Redwood, since it will not be in the Historic district, and that the HDU would be a good alternative.

The Committee discussed the four different options in detail, including the differences in materials and pricing. The Committee expressed their opinions and concerns about the durability and appearance of the Redwood versus the HDU material. Mr. Davis explained that the lifespan of a Redwood sign is usually around fifteen years, and that the Heritage District businesses frequently use wood signs. Mr. Wayne Davis stated that the Redwood option offers a more natural look and enhances the overall appeal of the community. After further discussion, the Committee agreed that the Redwood double panel version with the extra reinforcement was a good idea for durability and aesthetics.

Mrs. Combs moved to accept the proposal for the Redwood Version B for the City Hall sign. Mr. Suer seconded. The Committee unanimously agreed.

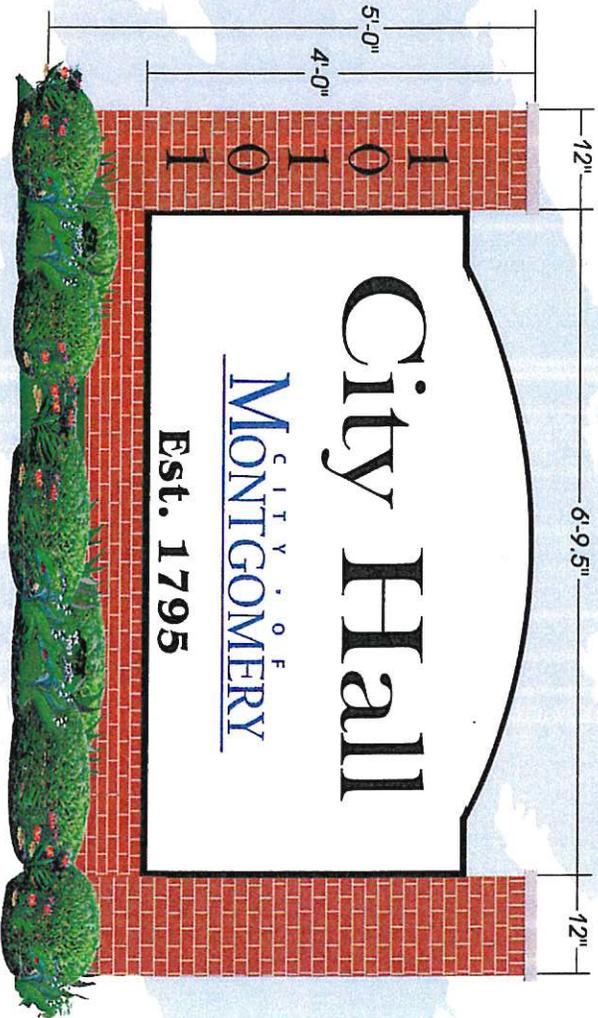
**Montgomery Road Commercial Corridor Guidelines**

Mr. Frank Davis 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. 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 discussion regarding the Housing Goal of the 2016 Strategic Plan, as well as



**GROUND SIGN**  
4' X 6'9"

<p>Job Name : <b>CITY OF MONTGOMERY</b> Job Location: <b>MONTGOMERY RD.</b></p>	<p>Design No.: <b>1500</b></p> <p>Date: <b>02 25 16</b></p> <p>Scale: <b>See Dwg. for Dimensions</b></p>	<p>Notes <b>03 23 16</b></p>	<p><b>DESIGN INTENT DRAWING</b> These drawings are for the sole purpose of expressing design intent, only and are not intended for actual fabrication purposes. The contracted sign fabricator and installer shall accept sole and final responsibility for all final materials selection, engineering details, fabrication details, permits and installation. The contracted sign fabricator shall produce his own detailed shop drawings and installation drawings for all signs represented in these design intent drawings.</p> <p><small>This drawing and the designs herein are protected under U.S. Copyright Law and shall remain the property of Preferred Resources of the Rosabud and may not be reproduced or used in any manner without the expressed written consent of Preferred Resources of the Rosabud.</small></p>
<p><b>preferred resources</b> P.O. Box 381 5769 Vice Lane Burlington, KY 41005 (859) 466-2894</p>		<p>Sheet No. <b>1506</b></p>	



**GROUND SIGN**  
**4' X 6'9"**

<p>Job Name : <b>CITY OF MONTGOMERY</b> Job Location: <b>MONTGOMERY RD.</b></p>	<p>Design No. : <b>1500</b> Date: <b>02 25 16</b> Scale: <b>See Dwg. for Dimensions</b></p>	<p>Notes <b>03 23 16</b></p>	<p><b>DESIGN INTENT DRAWING</b> These drawings are for the sole purpose of expressing design intent only and are not intended for actual fabrication purposes. The contracted sign fabricator and installer shall accept sole and final responsibility for all final materials selection, engineering details, fabrication details, permits and installation. The contracted sign fabricator shall produce his own detailed shop drawings and installation drawings for all signs represented in these design intent drawings.</p>	<p>This drawing and the designs herein are protected under U.S. Copyright Law and shall remain the property of Preferred Resources of Kentucky and may not be reproduced or used in any manner without the expressed written consent of Preferred Resources of the Fosseburn</p>
<p>preferred resources of Kentucky</p> <p>P.O. Box 381 5769 Vice Lane Burlington, KY 41005 (859) 466-2894</p>	<p>Sheet No. <b>1506</b></p>			

*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 and Landmarks Committee  
June 5, 2017

**Staff Present**

Wayne Davis, City Manager  
Connie Gaylor, Clerk of Council

**Council Committee Members Present**

Craig Margolis, Chair  
Ken Suer

**Guests**

Barbara White-Planning Commission Member

**Council Committee Members Absent**

Laith Alfaqih

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The meeting of the Planning, Zoning and Landmarks Committee of City Council convened in Council Chambers at 5:30 p.m. with Mr. Margolis presiding.

**New Business**

**Review of Planning Commission Operations**

Mr. Margolis began the meeting by thanking Ms. White, planning commission member, for her attendance to the meeting as well as her volunteerism and involvement with the City.

Mr. Margolis distributed a list of common terms and definitions that are used by the Planning Commission when referring to agenda items and the process of approval of applications.

Mr. Margolis explained that the Planning Commission is a volunteer commission established by City Charter, with members who are appointed by City Council.

Mr. Margolis reviewed the roles and responsibilities of the Planning Commission as stated in the City Charter as well as the roles of the Commission members.

The Committee and Ms. White discussed her responsibilities as a Planning Commission member, her role as a resident and how to handle issues to avoid biases and conflicts of interest.

Mr. Margolis stated that all Boards and Commission members are to represent the best interest of the City by preserving the confidence and integrity of all its members and staff.

The Committee discussed recent bulletin and newspaper articles regarding economic development within the City, and how these articles affect the outcome of the projects as well as the opinions of residents. They discussed the importance of all boards and commission members keeping an open mind and only dealing with issues that are brought before them before forming opinions and making decisions that may negatively impact future efforts.

The Committee asked Ms. White to consider the discussion of the evening and to confer with the City Law Director, Terry Donnellon with any questions she may have. They asked her to take a few days to consider how she would like to move forward as a Planning Commission member.

**Other Business**

Mr. Margolis stated that at recent Planning Commission and Board of Zoning Appeals meetings, the topics of the Montgomery Corridor Guidelines and corner lots were discussed. He asked the Committee if there

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Planning, Zoning & Landmarks Committee Minutes  
June 5, 2017  
Page 2

were any other topics that they would like him to share with the Planning Commission or the Board of Zoning Appeals.

The Committee discussed focusing on the Corridor Guidelines as well as the recent trend in teardowns in Montgomery. Mr. Suer mentioned the issue of affordable housing options in Montgomery, and suggested the possibility of having joint discussions with City Council and the Committees, or holding a Special Session of City Council to gather input from Planning Commission and Board of Zoning Appeals members.

Mr. Wayne Davis mentioned the topic of variances and some of the recent issues that have occurred with builders in the area.

Minutes

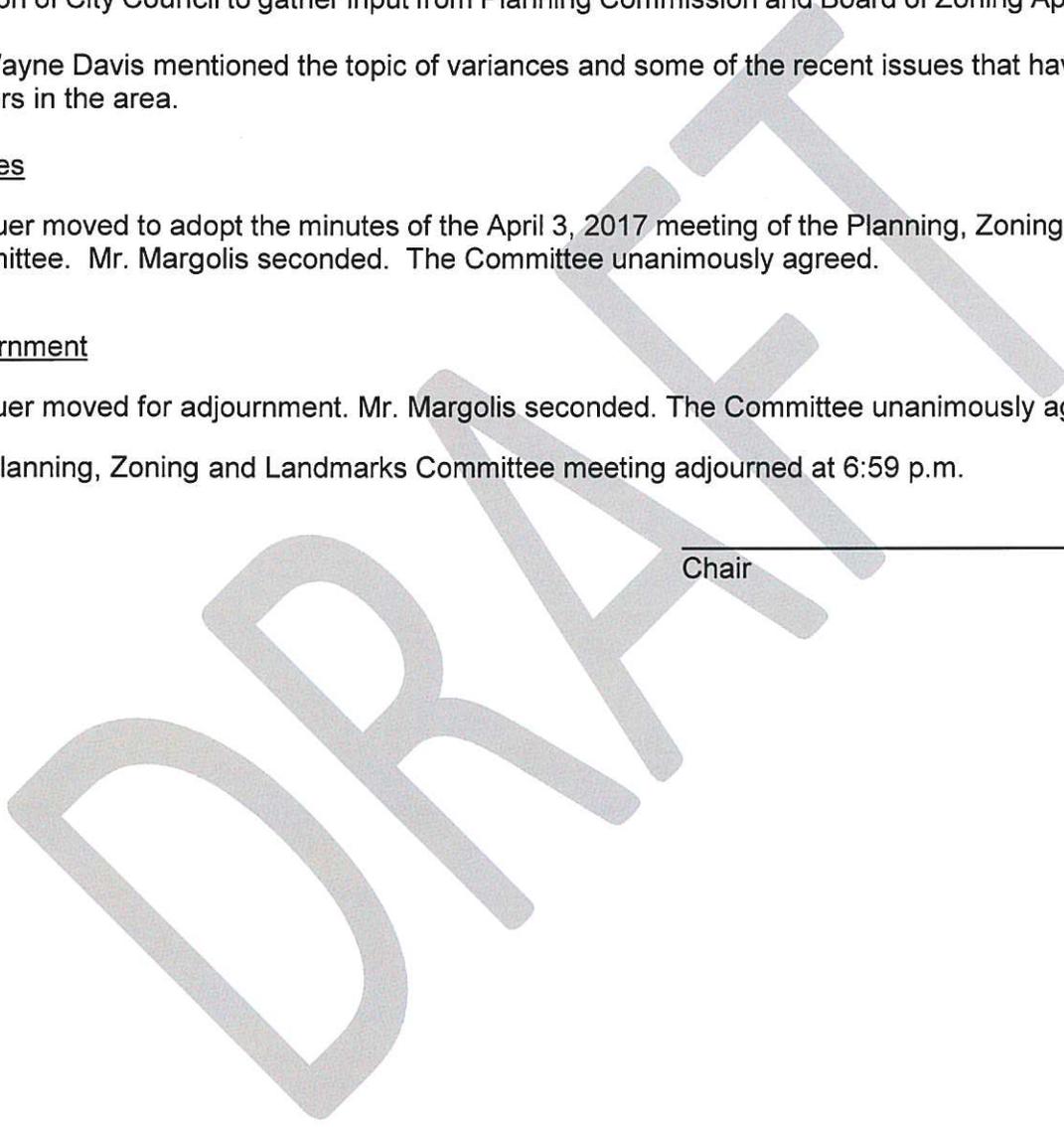
Mr. Suer moved to adopt the minutes of the April 3, 2017 meeting of the Planning, Zoning and Landmarks Committee. Mr. Margolis seconded. The Committee unanimously agreed.

Adjournment

Mr. Suer moved for adjournment. Mr. Margolis seconded. The Committee unanimously agreed.

The Planning, Zoning and Landmarks Committee meeting adjourned at 6:59 p.m.

\_\_\_\_\_  
Chair



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City of Montgomery  
Planning, Zoning and Landmarks Committee  
November 6, 2017

**Staff Present**

Tracy Roblero, Community Development Director

**Council Committee Members Present**

Ken Suer  
Laith Alfaqih

**Council Committee Members Absent**

Craig Margolis

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The meeting of the Planning, Zoning and Landmarks Committee of City Council convened in the City Hall Conference Room at 5:30 p.m. with Mr. Suer presiding.

Mr. Alfaqih moved to adjourn into Executive Session in order to interview the candidates for matters related to personnel. Mr. Suer seconded. The Committee unanimously agreed.

The Committee adjourned into Executive Session at 5:30 p.m.

The Committee interviewed the following candidates for vacant positions on the Landmarks and Planning Commissions:

5:30 P.M.	Michael Thomas- Planning Commission
5:45 P.M.	Dennis Hirotsu- Planning Commission
6:00 P.M.	Ron Messer-Planning Commission
6:15 P.M.	Lee Ann Bissmeyer-Planning Commission
6:30 P.M.	Jeremy Seebohm-Landmarks Commission
6:45 P.M.	Deborah Hutchins-Landmarks Commission
7:00 P.M.	Sean Valerio-Planning Commission

**Adjournment**

The Planning, Zoning and Landmarks Committee meeting adjourned from Executive Session at 7:53 p.m.

Mr. Alfaqih moved for adjournment. Mr. Suer seconded. The Committee unanimously agreed.

The Planning, Zoning and Landmarks Committee meeting adjourned at 7:55 p.m.

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Chair