



**SPECIAL MEETING  
NORWOOD CITY COUNCIL  
COUNCIL CHAMBERS  
4645 MONTGOMERY RD.  
Norwood, OH 45212  
September 2, 2025  
6:30 PM**

- A) CALL TO ORDER**
- B) MOMENT OF REFLECTION**
- C) PLEDGE OF ALLEGIANCE**
- D) ROLL CALL**
- E) INTRODUCTORY READING OF ORDINANCES/RESOLUTIONS**
  - 1) ORDINANCE AUTHORIZING AN OFFER OF EMPLOYMENT FOR THE POSITION OF DEPUTY AUDITOR, AND DECLARING AN EMERGENCY
- F) REQUESTS TO ADDRESS COUNCIL**
- G) SECOND READING OF ORDINANCES/RESOLUTIONS**
  - 1) ORDINANCE APPROVING A ZONING CHANGE FROM NEIGHBORHOOD BUSINESS DISTRICT (NBD) TO NEIGHBORHOOD BUSINESS DISTRICT PLANNED UNIT DEVELOPMENT (NBD-PUD) OVER THE PROPERTY KNOWN AS 2741 ROBERTSON AVENUE (PARCEL 651-0030-0194)
  - 2) ORDINANCE APPROVING THE EXPANSION OF THE PLANNED UNIT DEVELOPMENT (PUD) PLAN AREA SOUTH OF ROBERTSON AVENUE KNOWN AS 4500 BEECH (PARCEL 651-0030-0206), REFERRED TO AS ROBERTSON SOUTH, TO INCLUDE THE PROPERTY KNOWN AS 2741 ROBERTSON AVENUE (PARCEL 651-0030-0194)
  - 3) ORDINANCE APPROVING THE PRELIMINARY PLANNED UNIT DEVELOPMENT (PUD) PLAN, AS MODIFIED, FOR THE PROPERTY SOUTH OF ROBERTSON AVENUE, KNOWN AS 4500 BEECH (PARCELS 651-0030-0206 AND 651-0030-0194), REFERRED TO AS ROBERTSON SOUTH
- H) EXCUSE ABSENT MEMBERS**
- I) ADJOURNMENT**

***"Gem of the Highlands"***

**ORDINANCE AUTHORIZING AN OFFER OF EMPLOYMENT FOR THE POSITION  
OF DEPUTY AUDITOR,  
AND DECLARING AN EMERGENCY**

**WHEREAS**, the Council of the City of Norwood recognizes the need to fill the full-time, non-union position of Deputy Auditor; and

**WHEREAS**, after careful review of available candidates, the City Auditor has made an offer of employment to a candidate for Deputy Auditor and has requested that Council approve a salary of \$90,000.00 which is above the typical starting salary, based on the candidate's education, qualifications related work experience, and prior compensation history; and

**WHEREAS**, the Council finds it appropriate and necessary to authorize a starting annual salary of \$90,000.00 for the candidate requested by the City Auditor;

**THEREFORE, BE IT ORDAINED** by the Council of the City of Norwood, State of Ohio, that:

**SECTION I.** The Council hereby ratifies the City Auditor's August 28, 2025 Offer of Employment to his preferred Deputy Auditor candidate on terms consistent with the letter attached as Exhibit A with an annual salary of Ninety Thousand Dollars (\$90,000.00.).

**SECTION II.** This Ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health, safety, and general welfare. The reason for such an emergency is the need to promptly appoint and compensate the Deputy Auditor, in order to meet critical staffing needs within the City Auditor's Office. This Ordinance shall take effect and be in full force immediately upon its passage and approval by the Mayor.

**PASSED** \_\_\_\_\_  
Date

\_\_\_\_\_  
Joseph S. Geers  
President of Council

**ATTEST:**

Kelsi Goins, the duly appointed Clerk of Council, attests that this ordinance was passed at a regular/special meeting of Norwood City Council on the \_\_\_\_\_ day of \_\_\_\_\_, 2025, in compliance with the rules of Norwood City Council and the laws of the State of Ohio. The foregoing ordinance was submitted to the Mayor of the City of Norwood, Ohio, for his signature on the \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Kelsi Goins  
Clerk of Council

**APPROVED** \_\_\_\_\_  
Date

\_\_\_\_\_  
Victor Schneider  
Mayor

**CERTIFICATION OF PUBLICATION:**

Kelsi Goins, the duly appointed Clerk of Council, attests that this ordinance was published in the  
\_\_\_\_\_ on \_\_\_\_\_ and \_\_\_\_\_.  
(Name of Newspaper) (date) (date)

\_\_\_\_\_  
Kelsi Goins  
Clerk of Council

**ORDINANCE READINGS**

**1<sup>st</sup> Reading** \_\_\_\_\_  
Date

**2<sup>nd</sup> Reading** \_\_\_\_\_  
Date

**3<sup>rd</sup> Reading** \_\_\_\_\_  
Date

**All 3 Readings** \_\_\_\_\_  
Date

**Tabled** \_\_\_\_\_  
Date

**Vetoed** \_\_\_\_\_  
Date

Dear Council Members,

I am writing to recommend Dr. Sharon Kambizi for the position of Deputy Auditor at a salary of \$90,000. After careful review of her qualifications and extensive professional experience, I am confident that Dr. Kambizi brings an exceptional blend of education, financial expertise, and public-sector experience that makes her a tremendous asset to our City.

Dr. Kambizi holds a Doctor of Business Administration in Finance from Liberty University, an MBA in Human Resource Management from the University of Michigan, and a Bachelor of Science in Accounting. This strong academic foundation is matched by more than two decades of professional experience in finance, auditing, tax administration, and human resources.

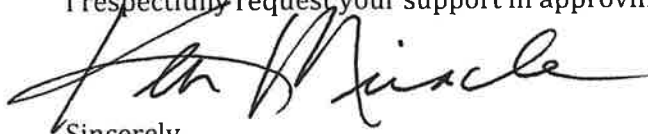
Her recent role as Controller at Greene Metropolitan Housing Authority demonstrates her ability to manage all core accounting functions, including accounts payable, accounts receivable, payroll, investments, and financial reporting. She has led successful state audits, improved audit efficiency through automation, and delivered significant cost savings by implementing strong budgetary controls.

Previously, as Assistant Controller for the City of Dayton and Tax Administrator for the City of Miamisburg, Dr. Kambizi gained direct municipal finance and tax administration experience. She collaborated across departments to develop budgets, coordinated external audits, monitored expenditures, and ensured compliance with state and federal regulations. Her earlier service as an Auditor with the Internal Revenue Service further highlights her technical depth in auditing, compliance, and financial oversight.

Beyond her technical expertise, Dr. Kambizi is a proven leader with extensive supervisory and mentoring experience.

Given her educational background, her record of financial stewardship in both public and private sectors, and her demonstrated success in municipal operations, Dr. Kambizi is exceptionally well qualified to serve as Deputy Auditor. The proposed salary of \$90,000 is reasonable based on our available salary range currently for a candidate of her caliber and will ensure we secure a leader who can immediately contribute to our City's financial integrity and long-term stability.

I respectfully request your support in approving Dr. Sharon Kambizi for this appointment.



Sincerely,



# SHARON KAMBIZI

## CONTACT

**Address :** Beavercreek, OH 45431

**Phone :** +1 256 289 1208

**Email :** ladykambizi@gmail.com

## SKILLS

- Payroll
- Human resources management
- Performance management
- Benefits administration
- FMLA
- Employment & labor law
- Taleo
- Supervising experience
- Customer service
- Financial auditing
- Accounting
- LMS
- Tax experience

## PROFESSIONAL SUMMARY

Accomplished and highly motivated Human Resource Leader, Tax, Audit, and Financial Management Champion with a dedication to excellence and a disciplined approach. Skilled in developing and managing human resource and financial databases to drive organizational growth and profitability. A powerful communicator with strong interpersonal skills, excelling in delivering above expectations and quickly adapting to new roles, responsibilities, technologies, and environments. Authorized to work in the US for any employer. A mentor and coach who thrives on exceeding goals and fostering success.

## WORK HISTORY

**Controller, 01/2024 to Current**

**Greene Metropolitan Housing Authority - Xenia, OH**

- Managed all the activities of the Accounting Department including but not limited to accounts payable, accounts receivable/rent and revenue collection, payroll, deferred compensation, petty cash, investments and fixed assets record-keeping.
- Served as the designated Public Records Custodian and subject matter expert during the 2023-2024 tax year audit by the Ohio Auditor Of State Office by gathering requested information, answering questions and preparing schedules as necessary for the the auditors
- Improved audit efficiency and automation by implementing new room management software, OPERA, and built custom Excel macros to speed up repetitive tasks.
- Oversaw financial reporting tasks including but not limited to preparing Income Statement, Balance Sheet, Cash Analysis and annual financial statements for fiscal year end, improving conformity and compliance with GAAP and HUD guidelines.
- Prepared and presented monthly financial statements to the Board of Directors. Optimized month-end closing processes, cutting turnaround time by 40%.
- Prepared the annual unaudited and audited financial data schedules (FDS), 5 year budget plan and Hinkle Report for submissions to HUD and presentation to the Board.
- Developed and implemented budgetary controls, driving cost efficiency across departments and decreased departmental and federal resource waste (HUD Capital Funding) leading to substantial cost savings of over \$35000 for two consecutive years.
- Maintained accurate accounting records for LHA funds, Asset Management, Housing Choice Voucher Program (section 8), Tax Credit Projects, and HUD grants
- Interviewed, hired, trained and mentored finance team members, fostering professional growth and strengthening departmental capabilities.

**Senior Tax Accountant, 01/2005 to Current**

**H&R Block - Dayton, OH**

- Prepared and reviewed Federal, State and Local income tax returns for individuals and corporations.
- Provided expert guidance, explaining, preparing, and completing accurate tax-related forms for clients, including multiyear, multistate, and year-end tax forms.
- Prepared and submitted federal and local quarterly estimates throughout the year for assigned entities.
- Prepared the closing tax schedules for the year-end financial audit, and worked on tax research projects as needed throughout the year.
- Prepared monthly tax account reconciliations and journal entries.
- Assisted and researched any ongoing federal and state income tax audits and provided clients with IRS audit support.
- Kept up to date with current income tax law changes at the Federal, State and City level.
- Assisted and managed client relationships by promoting the Firm positively in the community and through professional organizational involvement.

**Assistant Controller, 05/2021 to 01/2024**  
**City Of Dayton - Dayton, OH**

- Reviewed ledger balances and prepared adjusting entries as necessary.
- Audited payroll changes against salary schedule, payroll, timesheets, and provisions of memoranda of understanding.
- Reviewed and recommended changes in internal control policies and procedures by performing internal audits of City departments to ensure compliance with established internal control policies and procedures.
- Coordinated the annual audit of financial records with external auditors and assisted in the preparation of the financial statements by providing balances and notes for financial statement clarification to ensure all financial statements were in full compliance with regulating agencies.
- Participated in the development of the City's annual operating budget by collaborating with other City departments in the development of the six-year capital improvement project budget.
- Monitored and analyzed the budgets of City departments and projects and assisted with expenditure control.
- Participated in the preparation of financial forecasts and performed treasury management activities, including short-term cash flow projection and investment of surplus funds.
- Coordinated responses and/or responded to public requests for financial information.
- Supervised assigned Department staff by assigning work activities, projects, and programs; monitored workflow and evaluated work products, methods, and procedures.
- Recommended the appointment of personnel and coordinated staff training including conducting performance evaluations and implementing discipline procedures as required to maintain discipline and high standards necessary for the efficient and professional operation of the department.
- Assisted in developing Departmental goals and objectives by reviewing and updating Departmental policies and procedures.

**Tax Administrator, 01/2018 to 05/2021**  
**City of Miamisburg - Miamisburg, OH**

- Utilized advanced tax preparation software to prepare Income Tax Returns for individuals, small businesses and Corporations and maintained contact with tax payers via telephone and office visits.

- Advised customers of their rights and responsibilities as taxpayers and exercised due diligence during tax interviews.
- Ensured that timely and accurate credits, deductions, and tax liabilities were applied to tax returns in compliance with Federal and multi-state laws, according to Publication 17 Federal Tax Code.
- Performed audits of tax returns, financial statements and all related documents and pursued delinquent tax payers for tax due through civil, criminal, and bankruptcy court systems by conducting related researches and preparing related court documents.
- Resolved walk in or phone customer concerns and complaints by acting as the subject matter expert to troubleshoot problems/errors that impacted the accuracy of the tax returns.
- Maintained a spreadsheet for daily tax receipts and delinquent accounts. Accurately entering all receipt and payment information in compliance with federal, state and local governmental finance policies, procedures and legal requirements.
- Used accurate accounting procedures to safeguarding all cash, checks and related documents pertaining to funds paid in the City.
- Verified the validity of all returns submitted to the City for refund and either issued the refund or made adjustments to the tax return. Sent notices to taxpayers of all changes done to the tax return.
- Set up new tax accounts and researched new resident information provided by other departments.

**Payroll and Human Resources Manager, 10/2015 to 01/2018**  
**Buckeye Home Health Care - Dayton, OH**

- Supervised the weekly/bi-weekly and monthly payroll processing cycle ensuring that employees and vendors were paid accurately, on time with the correct payroll deductions and taxes.
- Maintained employee benefit plans, including enrollment, qualifying event changes, COBRA, Affordable Care Act (ACA) reporting, invoice processing, and life insurance claims, and assisted employees with benefit-related concerns.
- Administered compensation, benefits and performance management systems, and safety and recreation programs.
- Identified staff vacancies and recruited, interviewed and selected applicants.
- Performed difficult staffing duties, including dealing with understaffing, refereeing disputes, firing employees, and administering disciplinary procedures.
- Analyzed and modified compensation and benefits policies to establish competitive programs and ensure compliance with legal requirements.
- Planned, directed, supervised, and coordinated work activities of subordinates and staff relating to employment, compensation, labor relations, and employee relations.
- Analyzed training needs to design employee development, language training and health and safety programs.
- Reduced turnover by 50% in an industry where turnover is the norm.

**Human Resources Manager , 06/2013 to 09/2015**  
**Kettering Health Network - Kettering, OH**

- Lead effort to attract and recruit entry level and experienced professional candidates across the United States and assisted new employees with filling out required new hire paperwork for payroll and benefits.
- Lead Outreach efforts to attract a diverse workforce introducing a tiering method of partnership strengthening and evaluation.
- Maintained records and hiring data in accordance with OFCCP regulations.

- Oversaw the onboarding process and acted as a consultant for new hires from the time of job application until they were fully integrated into their role with the company.
- Implemented SharePoint survey to measure new hire and hiring manager satisfaction.
- Analyzed applicant qualifications by pre-screening applicants and conducted skills set checks, background checks and reference checks.
- Compiled and entered job advertising in various media including internet online recruiting sources.
- Introduced an onboarding sponsor program where exemplary employees would help to establish a sense of belonging to the new hires by introducing them to other employees and showing them around the company.
- Provided orientation and training for all new employees about company policies and procedures and culture.

**Human Resources Generalist, 10/2010 to 05/2013**  
**Toledo Children's Hospital - Toledo, OH**

- Lead the recruitment team in developing search strategies, create position profiles, and build target lists for IT and Engineering candidates.
- Developed passive candidates through name generation, networking, cold calling, complex internet searches and research.
- Sourced active candidates from online databases, contact lists, internal databases, and employee referrals.
- Sourced directly into target list companies and industries to identify, qualify and develop candidates.
- Maintained reporting of metrics and data generation for all sourcing and recruitment activity.
- Screened candidates and resumes/applications for availability, interest level, salary range, education and experience.
- Proactively developed, grew and maintained a network of external prospects that may become, or may lead to, potential candidates for future searches.
- Effectively managed the candidate process including assessments, interview coordination, background/security checks and offer negotiation.

**Auditor, 08/2005 to 10/2010**  
**Internal Revenue Service, IRS - Huntsville, AL**

- Facilitated departmental meetings to convey Federal Income Tax Return filing and audit policies and procedures to staff.
- Identified and communicated accounting and auditing issues to management.
- Trained, mentored, and supervised audit staff and evaluated employee performance.
- Improved audit efficiency and automation by implementing new room management software, OPERA, and built Excel macros to speed up repetitive tasks.
- Streamlined audit process to meet internal control policies and cut the auditing processing time by two hours.
- Increased auditing coverage during peak seasons and encouraged employee development by initiating cross-training efforts in the Audit, Accounts Receivable and Collections department.
- Developed ideas and implemented strategies to decrease financial waste by ensuring efficient use of departmental and federal resources resulting in a decrease of internal costs and waste of over \$50,000 per year for 2 years in a row.

**Customer Service Manager, 11/2002 to 07/2005**

**AMERICAN EXPRESS** - Huntsville, AL

- Provided Quality customer service for American Express credit card customers and new applicants.
- Matched customers with the right card products that met their needs.
- Provided accurate and complete answers to customers' inquiries on over 40 different American Express products.
- Implemented protocols that increased performance, reduced operating cost, and increased revenue while working closely with the sales and operations managers.
- Designed and developed training programs, course material, and performance objects specific to call center representatives.

## **EDUCATION**

**Doctor Of Business Administration** : Finance, 05/2023

**Liberty University** - Lynchburg, VA

**MBA** : Human Resource Management, 05/2013

**University of Michigan** - Ann Arbor, MI

**Bachelor of Science** : Accounting, 05/2005

**OAKWOOD UNIVERSITY** - Huntsville, AL



## City of Norwood Request for Ordinance, Resolution, Amendment, or Repeal

|                                                                                                                                                                                                                                                                                                                                                            |                                                                      |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------|
| Date of Request:8/28/2025                                                                                                                                                                                                                                                                                                                                  | Date Needed: 9/3/2025                                                |
| Request(s) should be submitted by the Wednesday, at noon, before date needed for Council, earlier if possible.                                                                                                                                                                                                                                             |                                                                      |
| Requested By:                                                                                                                                                                                                                                                                                                                                              | Ken Miracle                                                          |
| Contact:                                                                                                                                                                                                                                                                                                                                                   |                                                                      |
|                                                                                                                                                                                                                                                                                                                                                            |                                                                      |
| Document Requested:                                                                                                                                                                                                                                                                                                                                        | Ordinance                                                            |
|                                                                                                                                                                                                                                                                                                                                                            |                                                                      |
| <b>Executive Summary of document needed:</b>                                                                                                                                                                                                                                                                                                               |                                                                      |
| If an amendment or repeal request, list existing Ordinance Number(s)/Section(s) of Ordinance to be amended or repealed, etc. (or attach documents and/or copies as appropriate)                                                                                                                                                                            |                                                                      |
| <p>This request proposes a salary of \$90,000/ annually for Shaon Kambizi for the position of Deputy Auditor. While current policy permits up to a 5% increase over current base salary, the proposed amount exceeds that threshold. This request is based on candidates experience and education which is detailed in her attached resume and letter.</p> |                                                                      |
| Action Requested:                                                                                                                                                                                                                                                                                                                                          | Emergency - Three Readings at One Meeting with Immediate Effectivity |
| If Emergency clause or suspension of rules for all three readings is needed, explain:                                                                                                                                                                                                                                                                      |                                                                      |
| <p>This request directly affects the ability to appoint Ms. Kambizi to the position and this is critical position for the department.; therefore, prompt implementation of the changes will help address these concerns efficiently.</p>                                                                                                                   |                                                                      |
| <b>Special Notes/Instructions</b>                                                                                                                                                                                                                                                                                                                          |                                                                      |
|                                                                                                                                                                                                                                                                                                                                                            |                                                                      |

**ORDINANCE APPROVING A ZONE CHANGE FROM NEIGHBORHOOD BUSINESS DISTRICT (NBD) TO NEIGHBORHOOD BUSINESS DISTRICT PLANNED UNIT DEVELOPMENT (NBD-PUD) OVER THE PROPERTY KNOWN AS 2741 ROBERTSON AVENUE (PARCEL 651-0030-0194)**

**WHEREAS**, the Planning Commission for the City of Norwood met and conducted a public hearing on June 19, 2025, to consider a zone change that would place a Planned Unit Development District over 2741 Robertson Avenue (Parcel 651-0030-0194); and

**WHEREAS**, following the Planning Commission’s public hearing, the Planning Commission voted to recommend approval of the zone change, covering the area provided for herein; and

**WHEREAS**, pursuant to Norwood Codified Ordinance Section 1117.13, Norwood City Council may enact a zone change and place a Planned Unit Development District following approval by the Planning Commission; and

**WHEREAS**, Norwood City Council conducted a Public Hearing at its regular meeting on August 26, 2025; and

**WHEREAS**, Norwood City Council finds that the requested Planned Unit Development District is in the best interests of the People of the City of Norwood to allow productive redevelopment of underused property, now therefore,

**BE IT ORDAINED** by the Council of the City of Norwood, State of Ohio, that:

**SECTION 1.** This Council hereby changes the zoning from Neighborhood Business District (NBD) to Neighborhood Business District Planned Unit Development (NBD-PUD) of the property known as 2741 Robertson Avenue (Parcel 651-0030-0194).

**SECTION 2.** This ordinance shall go into effect at the earliest date allowed by law.

**PASSED** \_\_\_\_\_  
Date

\_\_\_\_\_  
Joseph S. Geers  
President of Council

**ATTEST:**

Kelsi Goins, the duly appointed Clerk of Council, attests that this ordinance was passed at a regular/special meeting of Norwood City Council on the \_\_\_\_\_ day of \_\_\_\_\_, 2025 in compliance with the rules of Norwood City Council and the laws of the State of Ohio including but not limited to proper notice, public hearing, and publication. The foregoing ordinance was submitted to the Mayor of the City of Norwood, Ohio for his signature on the \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Kelsi Goins  
Clerk of Council

**APPROVED** \_\_\_\_\_  
Date

\_\_\_\_\_  
Victor Schneider  
Mayor

**CERTIFICATE OF PUBLICATION:**

Kelsi Goins, the duly appointed Clerk of Council, attests that this ordinance was published in the \_\_\_\_\_ on \_\_\_\_\_ and \_\_\_\_\_.  
(Name of Newspaper) (date) (date)

\_\_\_\_\_  
Kelsi Goins  
Clerk of Council

**ORDINANCE READINGS**

**1<sup>st</sup> Reading** \_\_\_\_\_  
Date

**2<sup>nd</sup> Reading** \_\_\_\_\_  
Date

**3<sup>rd</sup> Reading** \_\_\_\_\_  
Date

**All 3 Readings** \_\_\_\_\_  
Date

**Tabled** \_\_\_\_\_  
Date

**Vetoed** \_\_\_\_\_  
Date

**ORDINANCE APPROVING THE EXPANSION OF THE PLANNED UNIT DEVELOPMENT (PUD) PLAN AREA SOUTH OF ROBERTSON AVENUE KNOWN AS 4500 BEECH (PARCEL 651-0030-0206), REFERRED TO AS ROBERTSON SOUTH, TO INCLUDE THE PROPERTY KNOWN AS 2741 ROBERTSON AVENUE (PARCEL 651-0030-0194)**

**WHEREAS**, the Planning Commission of the City of Norwood conducted a public hearing on June 19, 2025, pursuant to notice, to consider expanding the existing 2.839 acre, 4500 Beech PUD, referred to as Robertson South (Parcel 651-0030-0206), to include the 0.125 acreage property at 2741 Robertson Avenue (Parcel 651-0030-0194); and

**WHEREAS**, the Planning Commission voted to endorse and the expansion of the aforesaid 4500 Beech PUD; and

**WHEREAS**, on August 26, 2025, the Council of the City of Norwood conducted a public hearing to review the above-mentioned expansion of the 4500 Beech PUD as described above; and

**WHEREAS**, Norwood City Council finds that the requested expansion of the 4500 Beech PUD (Robertson South) is in the best interests of the People of the City of Norwood to allow productive redevelopment of vacant and underused property; now, therefore,

**BE IT ORDAINED** by the Council of the City of Norwood, State of Ohio, that:

**SECTION 1.** The Council of the City of Norwood hereby approves the expansion of the existing 2.839 acre, 4500 Beech PUD, referred to as Robertson South (Parcel 651-0030-0206), to include the 0.125 acreage property at 2741 Robertson Avenue (Parcel 651-0030-0194), for a total of 2.964 acres.

**SECTION 2.** This Ordinance shall take effect on the earliest date allowed by law.

**PASSED** \_\_\_\_\_  
Date

\_\_\_\_\_  
Joseph S. Geers  
President of Council

**ATTEST:**

Kelsi Goins, the duly appointed Clerk of Council, attests that this ordinance was passed at a regular/special meeting of Norwood City Council on the \_\_\_\_ day of \_\_\_\_\_, 2025, in compliance with the rules of Norwood City Council and the laws of the State of Ohio including but not limited to proper notice, public hearing, and publication. The foregoing ordinance was submitted to the Mayor of the City of Norwood, Ohio for his signature on the \_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Kelsi Goins  
Clerk of Council

**APPROVED** \_\_\_\_\_  
Date

\_\_\_\_\_  
Victor Schneider  
Mayor

**CERTIFICATE OF PUBLICATION:**

Kelsi Goins, the duly appointed Clerk of Council, attests that this ordinance was published in

the \_\_\_\_\_ on \_\_\_\_\_ and \_\_\_\_\_.  
(Name of Newspaper) (date) (date)

\_\_\_\_\_  
Kelsi Goins  
Clerk of Council

**ORDINANCE READINGS**

**1<sup>st</sup> Reading** \_\_\_\_\_  
Date

**2<sup>nd</sup> Reading** \_\_\_\_\_  
Date

**3<sup>rd</sup> Reading** \_\_\_\_\_  
Date

**All 3 Readings** \_\_\_\_\_  
Date

**Tabled** \_\_\_\_\_  
Date

**Vetoed** \_\_\_\_\_  
Date

**ORDINANCE APPROVING THE PRELIMINARY PLANNED UNIT DEVELOPMENT (PUD) PLAN, AS MODIFIED, FOR THE PROPERTY SOUTH OF ROBERTSON AVENUE KNOWN AS 4500 BEECH (PARCELS 651-0030-0206 AND 651-0030-0194), REFERRED TO AS ROBERTSON SOUTH**

**WHEREAS**, a preliminary Planned Unit Development proposal for the expanded 4500 Beech PUD has been submitted to the City of Norwood regarding 4500 Beech Street, Hamilton County Parcel Numbers 651-0030-0206 and 651-0030-0194, referred to as Robertson South; and

**WHEREAS**, the Planning Commission of the City of Norwood conducted a public hearing on June 19, 2025, pursuant to notice, and having reviewed those plans, voted to recommend the approval, with modifications, by the Council of the City of Norwood; and

**WHEREAS**, the Council of the City of Norwood has conducted a public hearing on August 26, 2025, to review the above-mentioned Preliminary Plan for the above-referenced property; now, therefore,

**BE IT ORDAINED** by the Council of the City of Norwood, State of Ohio, that:

**SECTION 1.** The Council of the City of Norwood adopts and approves the findings of the Planning Commission with regard to the above-referenced preliminary plan for the property known as 4500 Beech Street, Hamilton County Parcel Numbers 651-0030-0206 and 651-0030-0194, referred to as Robertson South, subject to the recommendations and caveats as approved by the Planning Commission on June 19, 2025, and modified herein, which plans are on file with the Building Commissioner of the City of Norwood, and are incorporated by reference herein and are hereby approved subject to the conditions and findings contained herein.

**SECTION 2.** This Ordinance shall take effect on the earliest date allowed by law.

**PASSED** \_\_\_\_\_  
Date

\_\_\_\_\_  
Joseph S. Geers  
President of Council

**ATTEST:**

Kelsi Goins, the duly appointed Clerk of Council, attests that this ordinance was passed at a regular/special meeting of Norwood City Council on the \_\_\_\_\_ day of \_\_\_\_\_, 2025 in compliance with the rules of Norwood City Council and the laws of the State of Ohio including but not limited to proper notice, public hearing, and publication. The foregoing ordinance was submitted to the Mayor of the City of Norwood, Ohio for his signature on the \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Kelsi Goins  
Clerk of Council

**APPROVED** \_\_\_\_\_  
Date

\_\_\_\_\_  
Victor Schneider  
Mayor

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(Name of Newspaper) (date) (date)

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Kelsi Goins  
Clerk of Council

**ORDINANCE READINGS**

**1<sup>st</sup> Reading** \_\_\_\_\_  
Date

**2<sup>nd</sup> Reading** \_\_\_\_\_  
Date

**3<sup>rd</sup> Reading** \_\_\_\_\_  
Date

**All 3 Readings** \_\_\_\_\_  
Date

**Tabled** \_\_\_\_\_  
Date

**Vetoed** \_\_\_\_\_  
Date