



Norwood City Council

Council Chambers | Norwood City Hall

4645 Montgomery Road | Norwood, Ohio 45212

August 26, 2025 | 7:30pm

A) CALL TO ORDER

The Council for the City of Norwood met in a regular session on the above date with Mr. Joseph Geers presiding. The meeting opened with a moment of reflection and the Pledge of Allegiance. Council welcomed Xavier University

B) MOMENT OF REFLECTION

C) PLEDGE OF ALLEGIANCE

D) ROLL CALL

On roll call, the following members answered present: Ms. Franzen, Ms. Hoover, Ms. Royse, Ms. Bowling, Mr. Moore, Mr. Girton and Mr. Breadon.

E) AMENDMENT OF AGENDA

There were additions made to the agenda with the removal of the August 12th meeting notes. The following items were added: Finance Committee Report, Appropriations Ordinance, and a communication regarding the Mayor's Court fines. There was an ordinance change with the originally listed 3, will be considered first. On a motion made by Mr. Breadon, seconded by Ms. Bowling, it was moved to amend the agenda. All members present voted, "yes." The motion passed.

F) MINUTES OF PREVIOUS MEETING

There were no minutes from the previous meeting.

G) SPECIAL PRESENTATIONS

There were no special presentations.

H) PUBLIC HEARINGS

NOTICE OF PUBLIC HEARING NORWOOD CITY COUNCIL: The following item will appear on the agenda as a public Hearing on August 26, 2025 at 7:30 p.m.: On June 19, 2025, the Norwood Planning Commission held a public hearing regarding item #5 of the June 19, 2025, Norwood Planning Commission agenda: 5. Mick Oaks, Associate Developer with PLK Communities is submitting a preliminary planned unit development (PUD) plan for the property South Robertson Avenue, known as 4500 Beech Street, Norwood, Ohio 45212; 2.839 acreage Hamilton County Auditors Book 651, page 0030, parcel 0206 located within NBD/PUD Neighborhood Business District/Planned Unit Development overlay, including the proposed PUD expansion 2741 Robertson Avenue, Norwood, Ohio 45212, Hamilton Auditor book 651, page 0300, parcel 0194-00 The location of hearing is accessible to persons with disabilities. Those persons should enter the building on the Elm Ave. side of City Hall and use the handicap accessible elevator to the 2nd floor. If special accommodations are needed for persons with disabilities, those with hearing impairments, or those in need of translation from English, those individuals should contact Angela Hayes at ahayes@norwoodohio.gov, at least one week in advance of the hearing date to allow for necessary arrangements. Written comments may also be submitted to Safety Service Director Noah Powers III at ssd@norwoodohio.gov.

Mr. Geers opened the public hearing.

Mick Oakes, PLK Communities presented overview of the Robertson South Development. Mr. Oakes stated the project had been under revision for over a year with input from the city, Fire Department, and neighborhood residents. Mr. Oakes provided an update regarding updates, including the removal of 3 units, 48 to now 45 units. He recently met with the housing committee and addressed concerns and allowed for additional feedback.

Joe Kaufman, Burwood Avenue expressed concerns about the density, CRA Tax abatements, and continued concerns regarding green space, demolition, and exits. Joe Kaufman urged council to reconsider tax abatements, promote homeownership opportunities, and require more usable green space and improve parking and waste collection design.

Dana Boll, 3947 Elsmere Ave, is opposing the current plan urging a no vote.

Anthony Boyle, 2739 Robertson Ave, strongly oppose plan to demolish a home for an 18-foot-wide road, which would leave only 5 feet of green space between existing homes and roadways. Mr. Boyles also stated, council did not properly notify Norwood Residents of the planning commission meeting or public hearings. Diane Farrow, 2749 Robertson Ave expressed opposing the PUD overlay and the teardown of the house, causing increased noise, loss of green space.

The hearing closed.

NOTICE OF PUBLIC HEARING NORWOOD CITY COUNCIL: The following item will appear on the agenda as a public hearing on August 26, 2025, at 7:30 p.m.: On June 19, 2025, the Norwood Planning Commission held a public hearing regarding item #3 of the June 19, 2025, Norwood Planning Commission

agenda: 3. Mick Oaks, Associate Developer with PLK Communities, requesting the City place a Planned Unit overlay zoning district (PUD) on the 0.125 acreage known as 2741 Robertson Avenue, Norwood, Ohio 45212, Hamilton Auditor book 651, page 0030, parcel 0194-00, located within a Neighborhood Business zoning District (NBD). The location of hearing is accessible to persons with disabilities. Those persons should enter the building on the Elm Ave. side of City Hall and use the handicap accessible elevator to the 2nd floor. If special accommodations are needed for persons with disabilities, those with hearing impairments, or those in need of translation from English, those individuals should contact Angela Hayes at ahayes@norwoodohio.gov, at least one week in advance of the hearing date to allow for necessary arrangements. Written comments may also be submitted to Safety Service Director Noah Powers III at ssd@norwoodohio.gov.

Mick Oakes from PLK clarified that the original 202 traffic impact study incorporated historical data, not just COVID-era numbers. He noted the study was updated with the approval of Phase 2 North. He continued to assert that site traffic impacts remain lower than historic factory operations. He also emphasized that PLK does not plan to further expand into residential zones.

Joe Kaufman (address stated above) opposed and expressed concern over possible acquisitions altering Robertson's character.

Anthony Boyle, reiterated hearings being held out of order. He has raised concerns over construction impacts and traffic studies.

Diane Farrow, followed up with construction noise and vibrations damaging quality of life.

The hearing closed.

NOTICE OF PUBLIC HEARING NORWOOD CITY COUNCIL: The following item will appear on the agenda as a public hearing on August 26, 2025 at 7:30 p.m.: On June 19, 2025, the Norwood Planning Commission held a public hearing regarding item #4 of the June 19, 2025, Norwood Planning Commission agenda: 4. Mick Oaks, Associate Developer with PLK Communities, is applying to expand the existing 2.839 Neighborhood Business zoning District with a Planned Unit Development Overlay zoning district (NBD/PUD) South of Robertson Avenue known as 4500 Beech Street Norwood, Ohio 45212; Hamilton County Auditors book 651, page 0030, parcel 0206 to include the 0.125 acreage known as 2741 Robertson Avenue, Norwood, Ohio 45212, Hamilton Auditor Book 651, page 0030, parcel 0194-00. The location of hearing is accessible to persons with disabilities. Those persons should enter the building on the Elm Ave. side of City Hall and use the handicap accessible elevator to the 2nd floor. If special accommodations are needed for persons with disabilities, those with hearing impairments, or those in need of translation from English, those individuals should contact Angela Hayes at ahayes@norwoodohio.gov, at least one week in advance of the hearing date to allow for necessary arrangements. Written comments may also be submitted to Safety Service Director Noah Powers III at ssd@norwoodohio.gov.

Mick Oakes noted 2741 Robertson was acquired at the city's request to provide a second egress for the development. Mr. Oakes acknowledged demolition would remove one home but argued it would enable 44 new housing units and he stated the inclusion improves site access and aligns with city code requirements. Joe Kaufman opposed and suggested fire access could be met with a single wider egress rather than demolition of a residential home.

Anthony Boyle, stated he would be surrounded on three sides by Factory 52 if the property is demolished. Mr. Boyle's emphasized the project fails to meet the required 25% open green space threshold. He warned Robertson would face significant traffic issues despite "right-turn only" assurances. He reiterated density reduction is the most viable solution to balance development with neighborhood preservation.

The hearing closed.

REQUEST TO ADDRESS COUNCIL

1) Bishop Sonny James Re: Community

Bishop James, 4305 Ashland Avenue continued to extend his condolences to the family of former Mayor Williams and emphasized the importance of honoring past community leaders. He announced his upcoming initiative "Called into Action" focused on addressing youth crime and gun violence in Norwood. Bishop James is asking for strong collaboration in bringing youth-focused programming to the community.

2) Dana Boll Re: Trash

Ms. Bolls lives at 3947 Elsmere Avenue. Ms. Boll's expressed frustration with the deteriorating condition of Stonies Bar, citing visible trash, junk, chairs, and cigarette butts. She noted other local establishments maintain cleaner premises.

I) REPORTS OF STANDING COMMITTEES OF COUNCIL

1) Finance, Budget, Audit, and Claims Committee Report

On a motion made by Ms. Bowling, seconded by Mr. Breadon, it was moved to receive and file the report. All members present voted, "yes." The motion passed.

J) THIRD READING OF ORDINANCES/RESOLUTIONS

1) ORDINANCE AMENDING DESIGNATED LOCATIONS WITHIN THE CITY OF NORWOOD FOR THE POSTING OF ORDINANCES, RESOLUTIONS, STATEMENTS, ORDERS, PROCLAMATIONS, NOTICES, AND REPORTS REQUIRED BY LAW

On a motion made by Ms. Franzen, seconded by Ms. Bowling, it was moved to have the third reading of this ordinance. All members present voted, "yes." The motion passed.

On a motion made by Ms. Franzen, seconded by Ms. Bowling, it was moved to pass the ordinance. All members present voted, "yes." The motion passed.

2) ORDINANCE ACCEPTING THE RECOMMENDATIONS OF THE TAX INCENTIVE REVIEW COUNCIL REGARDING NORWOOD TAX INCENTIVES UNDER VARIOUS COMMERCIAL CRA AGREEMENTS, AND DECLARING AN EMERGENCY

On a motion made by Ms. Bowling, seconded by Ms. Hoover, it was moved to have the third reading. All members present voted, "yes." The motion passed.

Mr. Moore invited Katherine Fitzgerald with Alloy Development to present. Ms. Fitzgerald oversees the annual monitoring of the commercial CRA agreements. There are two representatives from the City of Norwood, Dan Hughes and Paul Smith. These are recommendations to council, and council can choose to act. Mayor Schneider added Ms. Fitzgerald works for the city as the Economic Development Advisor and is working on a routine basis with CEOs and business leaders within the community.

On a motion made by Ms. Bowling, seconded by Ms. Hoover to pass the ordinance. All members present voted, "yes." The motion passed.

Mr. Moore clarified that Section 3 of the ordinance does not enforce cancellation, relocation, or modification. It accepts a recommendation. Any future changes will require a separate ordinance and a 60-day notice period for compliance.

K) SECOND READING OF ORDINANCES/RESOLUTIONS

There were no second readings.

L) INTRODUCTORY 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)

Ms. Bowling asked why the ordinance lacked an emergency clause. Mr. Moore, the Law Director, explained that zoning ordinances typically use the phrase "as soon as allowed by law" instead of an emergency clause. Mr. Breadon expressed concern that the lack of an emergency clause and the urgency to vote was misleading, especially given public opposition. Mr. Bonsall provided clarification regarding emergency clause. Ms. Hoover addressed concerns regarding the proper notice was given to residents. Mr. Powers stated, the public notice was posted in the newspaper for at least 30 days. Meetings have been cancelled to allow for the sufficient time for public notice.

On a motion made by Ms. Franzen, seconded by Mr. Breadon, it was moved to suspend the rules and have the first and second readings of the ordinance with the understanding of Mr. Oakes agreeing to a two-week extension. Ms. Franzen, Ms. Hoover, Ms. Royce, Ms. Bowling, and Mr. Breadon voted "yes," all other members voted "no." The motion did not pass. The motion did not pass due to needing 6 yes votes to suspend the rules.

Council members expressed concerns regarding the renderings and concerns of the residents.

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)

On a motion made by Ms. Bowling, seconded by Ms. Franzen, it was moved to have the first reading of the ordinance. Ms. Franzen, Ms. Hoover, Ms. Royce, Ms. Bowling, and Mr. Breadon voted "yes," the other members voted, no." The motion passed.

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

On a motion made by Ms. Hoover, seconded by Ms. Bowling, it was moved to have the first reading of the ordinance. Ms. Franzen, Ms. Hoover, Ms. Royce, Ms. Bowling, and Mr. Breadon voted "yes," the other members voted no. The motion passed.

4) ORDINANCE AUTHORIZING THE MAYOR AND SAFETY DIRECTOR TO ENTER INTO A COLLECTIVE BARGAINING AGREEMENT WITH THE NORWOOD POLICE WAGE AND BARGAINING COMMITTEE REFERRED TO BY THE FOP OHIO LABOR COUNCIL, INC. CONSISTENT WITH THE TERMS OF THE ATTACHED EXHIBIT A FOR THE PERIOD FROM JANUARY 1, 2025 THROUGH DECEMBER 31, 2027 AND DECLARING AN EMERGENCY

On a motion made by Mr. Girton, seconded by Ms. Hoover, it was moved to suspend the rules and have all three readings. All members present voted, "Yes."

Mr. Girton provided his reasoning for the emergency declaration; it was brought to Council's attention in the Executive Session in the previous meeting.

On a motion made by Ms. Bowling, seconded by Ms. Hoover, it was moved to pass the ordinance. All members present voted, "yes." The motion passed.

5) A RESOLUTION AUTHORIZING SUPPORT AND COMMITMENT TO THE URBAN FORESTRY GRANT PROGRAM, AND DECLARING AN EMERGENCY

On a motion made by Mr. Moore seconded by Mr. Breadon, it was moved to suspend the rules and have all three readings. All members present voted, "Yes." The motion passed.

Ms. Hoover thanked all parties that helped to make this happen.

On a motion made by Ms. Hoover, seconded by Ms. Bowling, it was moved to pass the resolution. All members present voted, "yes." The motion passed.

Ms. Royce asked for clarification regarding the money allocated from the Grant and reimbursement. Mr. Powers provided an update regarding surveying the current city owned trees and determining the trees statuses and planting of trees.

6) ORDINANCE TO CHANGE APPROPRIATIONS FOR THE YEAR 2025 TO ENABLE TIMELY PAYMENT OF DUKE ENERGY FOR POWER FOR POLICE FUNCTIONS AND DECLARING AN EMERGENCY

On a motion made by Ms. Bowling, seconded by Hoover, it was moved to suspend the rules and have all three readings of the ordinance.

On a motion made by Ms. Bowling, seconded by Ms. Hooper, it was moved to pass the ordinance. All members present voted, "yes." The motion passed.

M) ADMINISTRATION REPORTS

Mayor Schneider provided an update regarding the Montgomery Road project. Mayor Schneider reminded residents regarding the pedestrian safety, since schools have start. Mayor Schneider provided an update on Elm Avenue as this is still going well. Mayor Schneider shared an update on the partnership with Michael Skelly who is doing another Norwood Street Survey to ensure more streets are replaced and paved. Mayor Schneider is looking at other areas for safety checks regarding speeding.

James Bonsall provided an update regarding the Treasurer's Office, regarding earnings taxes.

Keith Miracle provided an update on the Auditor's office. Mr. Miracle provided an update on the new Project Management Program, the law department is currently reviewing the contract and once approved, the Auditor's office will be moving forward.

Keith Moore, Norwood Law Director, did not have a report at this time.

N) UNFINISHED BUSINESS

There is no unfinished business.

O) NEW BUSINESS

Ms. Franzen was planning meetings for the Parks Committee and Infrastructure Committee. Mr. Boyle's wanted to address council.

P) COMMUNICATIONS

1) Victor Schneider, Mayor – July Mayor's Court Fines

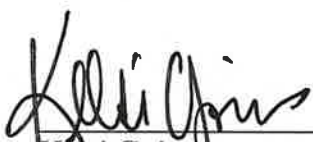
On a motion made Ms. Franzen, seconded by Ms. Bowling, it was moved to accept and file the report. All members present voted, "yes." The motion passed.

Q) EXCUSE ABSENT MEMBERS

There were no absent members.

R) ADJOURNMENT

On a motion made by Ms. Bowling, seconded by Ms. Franzen. It was moved to adjourn the meeting. All members present voted, "Yes." The motion passed.


Kelsi Goins
Clerk of Council
Joseph S. Geers
President of Council