



Special Meeting Norwood City Council

Council Chambers | Norwood City Hall
4645 Montgomery Road | Norwood, Ohio 45212

September 30, 2025 | 6:30pm

A) CALL TO ORDER

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

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) REQUEST TO ADDRESS COUNCIL OF AGENDA

1) Terri Meagher

RE: Traffic, Safety, & Disregard

Terri Meagher, 4335 Beech Avenue, addressed council regarding ongoing safety concerns related to the development project on Beech Avenue. Ms. Meagher expressed concerns regarding safety improvements or traffic studies. Ms. Meagher asked council members to personally view the property, citing concerns over space, accessibility for emergency vehicles, and potential increases in traffic. Ms. Meagher asked council to consider the long-term impact on residents regarding Phase III.

2) Jim Lynch

RE: Clouds of dust (speeding)

Jim Lynch, 2721 Robertson Avenue, addressed council regarding his concerns with traffic, dust, and the noise associated with the nearby construction. Mr. Lynch described vehicles speeding and heavy dust accumulating affecting his home and air quality.

3) Tony Boyle

RE: Mayor's Veto

Tony Boyle, 2739 Robertson Avenue, addressed council and reiterated prior objections to the Robertson Avenue PUD project. Mr. Boyle expressed concerns regarding the proposed PUD does not comply with city ordinances, and lacks a clear framework. Mr. Boyle raised safety and access concerns.

4) John Burns

RE: The Future of Norwood

John Burns, the CEO of Encore Technologies wrote an email to Mayor Schneider expressing concerns about the city council's handling of the PLK development and the potential chilling effect on future business investments in Norwood. Mr. Burns shared his long-standing connection to Norwood, his company's commitment to local investment, and his apprehension that the current council climate could discourage further development.

F) MAYOR VICTOR SCHNEIDER – VETO STATEMENT (ORDINANCE DENYING APPROVAL OF THE PRELIMINARY PUD FOR 4500 BEECH

Prior to any motions, council asked for discussion. Keith Moore, the law direction, confirmed discussion is permissible prior to the motion. Mr. Moore (legal counsel) provided legal context regarding the potential litigation risks. Mr. Moore proposed development meets underlying zoning requirements, which could complicate the city's defense if the denial were challenged in court. Mr. Moore also acknowledged internal disagreement within city leadership – such as the mayor's veto – could further weaken the city's legal position.

Mr. Girton prepared a statement and read a letter regarding the Mayor's Veto. Mr. Girton was deeply sorry to the residents who will be directly affected by Phase III.

Ms. Bowling prepared and shared a statement to read. Ms. Bowling reiterated her lack of support for this development in its current form, however due to potential litigation, council is unable to stop it.

Ms. Bowling reiterated her frustrations with the system and is committed to fix this system.

Ms. Franzen prepared and shared a statement. Ms. Franzen shared her frustrations with how this process has unfolded. Ms. Franzen shared how the council is in an impossible situation due to potential litigation if this development was to be stopped.

Mr. Moore (council member) prepared and shared a statement to read. Mr. Moore reiterated his stance on the PLK Robertson South development in its currently proposal. Mr. Moore also shared how council is in a hard place, and did not want the potential of Norwood having litigation due to overriding the mayor's veto. Mr. Moore encourages residents to address their concerns directly with the mayor and attend future planning commission public hearings.

Ms. Hoover addressed residents regarding the outcome. Ms. Hoover shared this is still how this is still the preliminary stage and the conversations and push for the things our residents want to see. Ms.

Hoover shared the traffic study concerns, and made residents aware of the last traffic study for this project was in 2024. Ms. Hoover shared with residents; council have been in communication with the Law Director and the Building Department. Lastly, Ms. Hoover shared the plan moving forward is to have all future development proposals reviewed through the economic development committee, before they reach council to ensure conversations are much earlier in the process.

Mr. Breadon addressed residents supporting PLK and the development having merit, but understands the frustrations of residents.

On a motion made by Mr. Breadon, seconded by Mr. Girton, it was moved to override the Mayor's veto. Mr. Girton and Mr. Breadon voted, "yes," The motion did not pass.

Mr. Breadon added additional comments, stating concerns about the residents.

G) MONTGOMERY ROAD & MAPLE – SENIOR (55+) AFFORDABLE HOUSING DEVELOPMENT

1) Letter and Project Summary

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

Ms. Hoover asked if the development could attend an Economic Development Committee.

Mr. Moore asked Mr. Geers if council was obligated to reply by October 3, 2025. Mr. Geers provided an update, and received confirmation of the actual mailing date being September 16, therefore council have until October 16th to submit comments or objections. Mr. Moore addressed Mayor Schneider for continued clarification, regarding the project's stance with the Planning Commission. Mayor Schneider stated this was the first substantial information received, and this is the early step in the process primarily for the developer to secure financing.

Ms. Bowling will be reaching out the Economic Development Committee to schedule a meeting with the developers of this development.

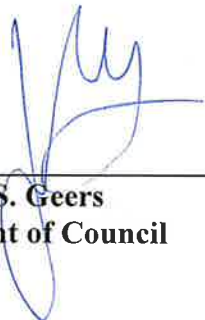
H) EXCUSE ABSENT MEMBERS

There were no absent members.

I) ADJOURNMENT

On a motion made by Ms. Franzen, seconded by Ms. Royse, it was moved to adjourn. All members present voted, "yes." The motion passed.


Kelsi Goins
Clerk of Council


Joseph S. Geers
President of Council