Norwood City Council
Council Chambers | Norwood City Hall
4645 Montgomery Road | Norwood, Ohio 45212
September 9, 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.

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 an added communication from Tom Cantwell. The second readings of ordinances/resolutions, order were changed, L3, was read first, and then L2, and then L1.
Mr. Moore asked if Council would allow for the electronic communications from Tom Cantwell to be read during the request to address council.
After the second and third reading of L3, due to Council voting against an ordinance, Law Director, Mr. Moore provided council with the rejection ordinance denying the approval of the preliminary planned unit development (PUD) plan, as modified for the property South of Robertson Avenue as 4500 Beech (Parcels 651-0030-0206) and (651-0030-0194) referred to as Robertson South.
On a motion made by Ms. Franzen, 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
There were no public hearings.

I) REQUEST TO ADDRESS COUNCIL

1) **Charlene Myers** **Re: Focus Cincinnati**
Charlene Myers, 4285 Ashland Avenue provided updates regarding the cooling and warming shelter within Norwood. Ms. Myers' plans to provide a full report to the housing committee regarding the operations and costs of both the warming and heating shelters. Pastor Mingo and other Clergy assisted with food preparation and distribution. There are plans to extend the food pantry to address the increased need. Meal distribution will be continuing on the 2nd Thursday of every month, and the 4th Sunday of each month.

2) **Dana Boll** **Re: Heating and Cooling Center**
Dana Boll, 3947 Elsmere Avenue shared an update on the effect of the location of the Heating and Cooling Center. Ms. Boll's provided personal and public safety concerns regarding the location of the Heating and Cooling center. Ms. Boll questioned if the church was receiving compensation for hosting the center and stated the location and proximity to the school is of concern. Ms. Boll's provided an alternative site (along Montgomery Road) for the Heating and Cooling Center.

3) **Sonny James** **Re: Community and Come Together**
Bishop Sonny James, 4305 Ashland Avenue shared an update on community and finding ways to come together. Bishop James urged council of their responsibility to the people of Norwood, honoring people, and providing respect. Bishop James reflected on how far he and council members have come, and shared the importance of reconciliation and collaboration. Bishop James shared about the Come Together Rally, which aims to foster unity amongst civic and community divides.

4) **Tom Cantwell** **Re: Phase III**
Tom Cantwell, 2032 Maple Avenue submitted an online request to share with council members and residents, his positioning on the Robertson Avenue PUD. Mr. Cantwell expressed disappointment with the approval process, described the proposed plan as "substandard," and urged council to vote no, emphasizing the importance of accountability and the opportunity to demonstrate support for residents. Mr. Cantwell encouraged PLK to return with a plan more suitable for Norwood's needs that prioritizes residents over profit.

5) **Diane Farrell** **Re: Phase III**
Diane Farrell, 2749 Robertson Avenue spoke to council and urged council to vote no on Phase 3 of the South Robertson development due to concerns regarding size and safety. Ms. Farrell's concerns

were traffic congestion, and past accidents. Ms. Farrell voiced frustration regarding accessing public information, citing locked offices, unanswered calls, and the lack of visible plans for the updated project. Ms. Farrell is requesting resident-friendly practices, responsiveness, and functioning equipment to display plans during meetings.

6) **Anthony Boyle** **Re: Phase III**
Tony Boyle, 2739 Robertson Avenue provided council with his concerns regarding the Phase III of the Robertson South development. Mr. Boyles strongly opposes the zoning change. Mr. Boyles stated the development would severely impact his property, which would be surrounded on three sides by PLK projects. Mr. Boyles asked council to reject this plan.

7) **Ann Gimbert** **Re: Phase III**
Ann Gimbert, 3636 Victoria Lane, Cincinnati Ohio, shared her concerns regarding the zoning change for Phase III. Ms. Gimbert shared she assisted Norwood residents in collecting signatures to repeal the zoning change sought by PLK communities. Ms. Gimbert shared additional information regarding the owners of PLK Communities. She concluded by urging Council to side with Norwood residents.

8) **Ramone Tweedy** **Re: Phase III**
Ramone Tweedy, Owner of Tweedy Burgers at Factory 52, shared his input regarding Phase III. Mr. Tweedy spoke in support of the Gatherall Marketplace, crediting PLK's development with positively transforming his business and personal life. He stated the project fostered a diverse and inclusive environment, where families and business owners of different backgrounds could thrive. Mr. Tweedy thanked PLK for the opportunity, while acknowledging resident concerns, while also providing the tangible benefits the development brought to his family and other small business owners.

9) **Sonny James** **Re: Phase III**
Bishop James, 4305 Ashland Avenue, shared his thoughts regarding the PLK proposal. Bishop James cautioned council rejecting PLK's proposal could expose the costly litigation, as the developer had followed established committee processes and presented plans through the proper channels. Bishop James emphasized the intent to hold PLK accountable for their commitments. Bishop James concluded with urging Council to avoid any litigation, to move forward with development, and act in the best interest of Norwood's financial stability and community wellbeing.

J) REPORTS OF STANDING COMMITTEES OF COUNCIL
There were no reports for standing committees.

K) THIRD READING OF ORDINANCES/RESOLUTIONS
There were no third readings of ordinances/resolutions.

L) 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)**
On a motion made by Ms. Hoover, seconded by Ms. Bowling. It was moved to suspend the rules and have the second and third readings of the ordinance. Ms. Franzen, Ms. Hoover, Ms. Royse, Ms. Bowling, Mr. Moore, and Mr. Breadon voted, "yes," the others voted, "no," The motion passed.
Ms. Franzen supported moving the readings forward so Council could provide residents and the developer with clarity on next steps. Ms. Bowling explained that Council had a legal obligation to act on the matter that evening, through suspension of rules that did not predetermine the outcome. Mr. Moore (Law Director) clarified that the obligation applied specifically to the preliminary approval of the plan, not to the zoning ordinances themselves. While zoning ordinances did not carry strict time limits, delaying too long could create inconsistencies if the plan were deemed approved by default. Mr. Girton provided follow up, that the ordinance under discussion addressed zoning changes to one Robertson Avenue parcel, distinguishing it from the broader preliminary plan approval. He emphasized that the change from NBD to NBD PUD provided Council greater oversight compared to leaving the parcel under its current zoning. Ms. Franzen and Mr. Girton reiterated the three ordinances under consideration were distinct with resident concerns directly focusing on the preliminary plan, rather than the zoning change. Mr. Breadon questioned whether Council was obligated to suspend rules that evening to which Mr. Moore, the Law Director, confirmed only the plan approval carried a timeline requirement. There was additional clarification was provided regarding minimum acreage requirements for PUD designation and the logical necessity of expanding the PUD to include the new parcel if the zoning change were approved.
On a motion made by Ms. Franzen, seconded by Ms. Hoover. It was moved to approve the ordinance. Ms. Franzen, Ms. Hoover, Ms. Royse, Ms. Bowling, and Mr. Breadon voted yes, other members voted, "no." The motion passed.

2) **ORDINANCE APPROVING THE EXPANSION OF THE PLANNED UNIT DEVELOPMENT (PUD) PLAN AREA SOUTH OF ROBERTSON AVENUE KNOWN AS 4500 BEECH (PARCEL 651-00303-0206), REFERRED TO AS ROBERTSON SOUTH, TO INCLUDE THE PROPERTY KNOWN AS 2741 ROBERTSON AVENUE (PARCEL 651-0030-0194)**

On a motion made by Ms. Hoover, seconded by Ms. Royse. It was moved to suspend the rules and have the second and third reading. Ms. Franzen, Ms. Hoover, Ms. Royse, Ms. Bowling, Mr. Moore, and Mr. Breadon voted, "yes," one member voted, "no." The motion passed.

Ms. Hoover expressed disappointment of a historical home being demolished. Ms. Franzen commented that while she recognized the historical loss, but the project overall represented a net positive for the community. Mr. Breadon requested clarification of the ordinance from the Law Director. Mr. Moore, Law Director, explained the ordinance rezones the parcel into a Neighborhood Business District (NBD), consolidating it with the adjacent PUD district to form a single, unified Planned Unit Development (PUD). Mr. Breadon noted his concern for residents living adjacent to the development, while also valuing and supporting PLK. Ms. Bowling asked Mr. Moore, the Law Director for clarification on demolition rights. Mr. Moore responded that PLK as property owner, could seek a demolition permit independently of this ordinance and proceed with removing the structure. Ms. Bowling shared her personal value of the historical home, but noted that the ordinance vote itself would not determine whether the home is preserved, since PLK holds that authority. Mr. Moore added that incorporating the parcel into the master PUD could ultimately increase the likelihood of further development through Robertson Avenue, he stated his concern influenced his decision to vote against the ordinance.

On a motion made by Ms. Franzen, seconded by Ms. Royse. It was moved to pass the ordinance. Ms. Franzen, Ms. Hoover, and Ms. Royse voted, "yes," other members voted, "no." The motion did not pass.

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**

On a motion made by Ms. Hoover, seconded by Ms. Bowling. It was moved to suspend the rules and have the second and third reading. Ms. Franzen, Ms. Hoover, Ms. Royse, Ms. Bowling, and Mr. Moore voted, "yes," all other members voted, "no." The motion did not pass.

Ms. Franzen thanked Norwood Residents for attending the meeting while acknowledging the complexity of the legislative process and the importance of public input. Ms. Franzen stated her position and reasoning as to why she would not be voting in favor of this ordinance. Mr. Moore expressed his gratitude towards residents, and expressed concern over the length and structure of the development approval process. Mr. Moore shared his position and reasoning against the development. Mr. Girton provided a statement regarding his disapproval of the development. Council Members asked the consequences of voting down the ordinance, and if a separate denial ordinance would be needed. Mayor Schneider spoke regarding the extensive vetting and guidance provided by the City's Building Department and planning officials. Mayor Schneider highlighted and emphasized that development proposals undergo extensive review and investment before reaching council. Mayor Schneider stressed the importance of diplomacy and avoiding litigation, advocating for a collaborative resolution. Nick Lingenfelter with PLK, was called to address council by Mr. Breadon and Ms. Royse and was able to address questions regarding sizing and density. Mr. Lingenfelter emphasized PLK's long standing partnership with Norwood and the significant financial investment in redevelopment. Mr. Lingenfelter assured residents he was in compliance with all zoning and building codes. Council discussed density being the current issue with this project.

After voting and it not passing, Mr. Moore made the Council Members aware that they will not effectively meet the deadline and therefore by default the preliminary plan be approved. Mr. Moore, Law Director, added, an ordinance rejecting the approval of the preliminary plan, by suspending all of the rules and have all three readings, and pass by six to seven, would need to be added for the default plan to not go in effect.

During this discussion, it was moved to amend the agenda and add an ordinance to reject this plan. On a motion made by Mr. Moore, seconded by Mr. Girton. It was moved to amend the agenda and add an ordinance denying the approval of the preliminary plan unit development (PUD) plan as modified for the property south of Robertson Avenue as 4500 Beech (Parcels 651-0030-0206 and 651-0030-0194) referred to as Robertson South. Ms. Franzen, Ms. Royse, Ms. Bowling, Mr. Moore, Mr. Girton, and Mr. Girton voted, "yes," one member voted, "no." The motion passed.

4) **ORDINANCE DENYING APPROVAL OF 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**

On a motion made by Ms. Franzen, seconded by Mr. Girton. It was moved to suspend the rules and have all three readings of the ordinance. All members present voted, "yes." The motion passed. Council asked if there could be an amendment to the ordinance to remove the word unanimously. On a motion made by Ms. Franzen, seconded by Ms. Girton to amend the ordinance in the second whereas clause to remove the word, "unanimously." All members present voted, "yes." The motion passed.

On a motion made by Ms. Franzen, seconded by Mr. Girton. It was moved to pass the ordinance. All members present voted, "yes." The motion carried.

Ms. Franzen requested Council have a five-minute recess.
Council returned from recess.

M) INTRODUCTORY READING OF ORDINANCES/RESOLUTIONS

1) **ORDINANCE TO CHANGE APPROPRIATIONS FOR THE YEAR 2025, AND DECLARING AN EMERGENCY**
   On a motion made by Ms. Franzen, seconded by Ms. Bowling. It was moved to suspend the rules and have all three readings. All members present voted, "yes." The motion passed.
   On a motion made by Ms. Hoover, seconded by Ms. Franzen. It was moved to pass the ordinance. All members present voted, "yes." The motion passed.
2) **ORDINANCE AUTHORIZING THE SAFETY-SERVICE DIRECTOR TO ENTER INTO AN AGREEMENT WITH DUKE ENERGY FOR AN ESTIMATED COST OF $175,000.00 TO REMOVE OVERHEAD ELECTRIC SERVICE ALONG MONTGOMERY ROAD FROM ELM AVENUE TO LAWRENCE AVENUE, AND DECLARING AN EMERGENCY**
   On a motion made by Ms. Franzen, seconded by Ms. Bowling. It was moved to suspend the rules and have all three readings of the ordinance. All members present voted, "yes." The motion passed.
   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.
3) **ORDINANCE RESCINDING THE COMMUNITY REINVESTMENT AREA AGREEMENT WITH TEN27 GROUP LLC, AND DECLARING AN EMERGENCY**
   On a motion made by Ms. Bowling, seconded by Ms. Hoover. It was moved to suspend the rules and have all three readings. All members present voted, "yes." The motion passed.
   Ms. Bowling provided clarity that the owners requested to be removed due to not being able to meet the guidelines.
   On a motion made by Ms. Franzen, seconded by Ms. Royse. It was moved to pass the ordinance. All members present voted, "yes." The motion passed.
4) **RESOLUTION TO PARTICIPATE IN THE NATIONAL OPIOID LITIGATION SETTLEMENT WITH CERTAIN SECONDARY MANUFACTURERS, AND DECLARING AN EMERGENCY**
   On a motion made by Ms. Franzen, seconded by Ms. Hoover. It was moved to suspend the rules and have all three readings. All members present voted, "yes." The motion passed.
   On a motion made by Ms. Franzen, seconded by Ms. Royse. It was moved to pass the ordinance. All members present voted, "yes." The motion passed.

N) ADMINISTRATION REPORTS

Mayor Schneider provided gratitude towards the legislative process, while noting the complexity of municipal governance. Mayor Schneider emphasized that Norwood's development is primarily redevelopment, not new construction on open land. Mayor Schneider discussed the role of the administration in guiding and supporting redevelopment efforts. Mayor Schneider addresses the use and oversight of CRA (Community Reinvestment Area) and TIF (Tax Increment Financing) tools.
James Bonsal, Treasurer provided an update on the city's earning tax report for the first 8 months of the year, earning tax collections were up 6.4% from previous year. Mr. Bonsal shared individual earning tax are up 11.6% largely attributing to new residents at Factory 52. Mr. Bonsal also shared, corporate net profit tax was up 23.4%, though noted as volatile and sensitive to economic shifts. He lastly shared, employer withholding was up 1%.
Keith Moore, Law Director did not have an administrative report to share at this time.

O) UNFINISHED BUSINESS

Ms. Hoover shared the community survey has received nearly 1,000 responses, and the yard sign outreach has appeared to be effective. There are plans to expand outreach to schools and businesses. Ms. Hoover also shared Norwood and Xavier University's partnership. Ms. Hoover shared an update regarding another recycling initiative, including a new recycling bin behind the Board of Health building, it is monitored by video camera. There is a freon and tire drop off scheduled for October 11-12.
Mr. Moore raised awareness about early planning for the 2026 City Budget and encouraged Council Members to begin advocating for departmental priorities and budget line items.

P) NEW BUSINESS

Ms. Franzen shared three upcoming community events occurring in Norwood in the coming weeks and months, the International Art Show at Victory Park will take place on September 20, the Historic Home Tour will be occurring in October (ticketed event), and lastly, the 5k Run will occur on November 1.
Mr. Moore recognized the Senior Center and Director April Maloney. The summer lunch program participation was up 81% from last year. Free lunch is offered every Thursday for residents aged 55 and up. Mr. Moore also thanked the Norwood Police Department for allowing him to participate in a ride along.
Mr. Breadon notified council he would not be at the next council meeting on September 23, 2025.

Q) COMMUNICATIONS

1) **James Bonsal, Treasurer – Letter re: YOY tax revenue 2022 and 2024 and Earnings Tax Summary**

   On a motion made, Ms. Franzen, seconded by, Mr. Moore. It was move to receive and file the communication as if read. All members present voted, "yes." The motion passed.

R) EXCUSE ABSENT MEMBERS

There were no absent members.

S) ADJOURNMENT

On a motion made by Ms. Royse, seconded by Mr. Moore. 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