

**BELLEFONTAINE CITY COUNCIL  
MINUTES FOR TUESDAY, MAY 13, 2025  
7:30 pm**

**HEARINGS – 6:30 pm** To consider a zoning request by Jeremy LeVan Investments LLC, that his approximately 46 acre tract (parcel #'s 15-107-05-08-001-000, 15-107-08-001-001, 15-107-05-08-001-002 & 17-107-05-07-009-000) be annexed to the City of Bellefontaine and be zoned R-3 Multi Family Residence District. Located west of the 1100-block of Ludlow Road, south of East Lake Ave., and east of Michigan Street. The property is currently zoned R-1. The recommendation of the Planning Commission is to zone the property R-1

Chris Baker, 1530 Cty Rd 1 here opposed to the zoning request. Opposed to mass housing. Infrastructure upgrades needed.  
Bart Barok , 5979 Dublin Rd., Dublin, Ohio here in support of and to address comments. Accepting of the R-1 zoning.  
Terry Dolan, 1156 Michigan St., here opposed to the zoning request. Safety concerns. No sidewalks.  
Donald Maxwell, 1152 Michigan St., here to opposed to the zoning request due to ground water run off.  
Roger Elly, Bellefontaine City Schools, 820 Ludlow Rd., here to request a traffic study.  
Bill Gilroy 1290 Cty Rd. 1, questions the annexation and asks if he would need to go on city water and sewer. Has concerns of the dust bowl.  
Don Hensley, 1161 Michigan St. here to oppose the zoning request due to water basin issues.  
Diane Oliver, 1161 Michigan St., here to question the zoning regulations. Concerned that the PUD could be changed to R-3.  
Lisa Alspaugh, 1117 Michigan St., here opposed to due to traffic problems.

- **6:45 pm** To consider a zoning request of Christian Gillikin of Bailey Cavaleri LLC, 10 West Broad St., Columbus, representing Hodson Greendefine Blue Jacket, LLC that a 200.827 acre tract (Logan County parcel #'s or portions thereof 15-077-00-00-037-000, 15-077-00-037-003, 16-077-00-00-012-000, 16-077-00-00-014-002 and 16-007-00-00-014-001) be annexed to the City of Bellefontaine and be zoned M-2 General Manufacturing District. It is located north of the intersection of Township Road 217 and US 33, west of the C.C.C. & St. Louis Railroad. This tract is currently zoned B-1 and U-1. The recommendation of the Planning Commission is to zone the property R-1.

Kyle West, 218 Knoll Farm Lane, Charlottesville, West Virginia, bringing tax dollars to benefit schools in Bellefontaine, Logan County and Indian Lake in excess of 11 million dollars. Annexation is the 1<sup>st</sup> step.  
Scott Duff, 9085 Connors Point Dr., Belle Center, property owner of annexation request. Possibly looking to put solar into the project. Now just looking to annex into the city.

<b>CALL TO ORDER:</b>	Zeb Wagner		
<b>PLEDGE &amp; INVOCATION:</b>			
<b>ROLL CALL:</b>	Baker	<i>First Chair</i>	
	Davis		
	Fitzpatrick		
	James		
	Reser		
	Springs		
	Aler	<i>Minister</i>	All Present

**SUSPENSION READING OF MINUTES:** Moved by Springs, seconded by Aler V All Ayes  
**CORRECTIONS/ADDITIONS:** none  
**ADMINISTRATION REPORTS:**

**Mayor -** Spoke with Rotary and Kiwanis about what is going on throughout the city, the Parks Department and the Master Plan. Last Saturday honored to speak at the Police Memorial at Brown Park.  
**S/SD-** Forging ahead on the Master Plan process. The first phase of this is in June for departmental 10 year plans for operations and staffing. The second phase is land use plan and the structure of government study. The next phase will then be facilities master plan.  
**Law -** Busy with all activity and multiple ordinances on the agenda this evening for infrastructure projects. Speaks to Ordinance 25-28 regarding the prosecutor's office. Council previously approved two part time

prosecutor positions to assist the full time prosecutor. The two part time assistant prosecutors have since left the jurisdiction. We will reorganize to hire on a per hour basis. They will be 1099 contractors that are sworn in to provide services as a fill in prosecutor. This is only in the event when the prosecutor is on vacation or unavailable.

**Auditor -** Not present

**Police Chief -** Thanks the Mayor for speaking at the Police Memorial.

Still moving through the process of applicants in a positive direction. One candidate is moving through the process. The department is also moving through the Sergeant process with the written test coming up in two weeks. There are two vacancies for sergeant and two of the four will be promoted.

The new cruiser has a build date of June 9<sup>th</sup>. We should receive it fairly quickly.

The Annual Downtown Business Appreciation Cookout will be on the court house square from 11 am to 1 pm.

**Fire Chief -** Two firefighters started Monday at the academy. They will have 8-9 weeks to be level 2 firefighters and will come out as level 2 basics. Filled last vacancy yesterday with the swearing in of Noah Flore from Urbana. This will make seven guys per shift with all vacancies filled. However, still with 5 guys per shift due to some with light duty and some still in school.

The Mock Alert System still has no update for when the hardware will come in. Should be in the coming weeks. Once it arrives it will be put into place.

**Utilities-** No report

**Parks & Rec-** Legislation on the agenda this evening to appropriate funds for the Oakland Square project to take place this summer. The Harmon Park project is in design and hopeful to get this out to bid yet this summer.

Rest room projects are on going and should be completed in the next week or so.

**Economic Dev-** Not present

**Downtown Dir-** Not present

#### **REPORTS OF STANDING COMMITTEES:**

**Finance –** Explained ordinances on the agenda.

**Rules -** Explained ordinances/resolutions on the agenda.

**Safety -** No report

**Utilities -** Explained ordinances on the agenda.

**Streets -** No report

**Sidewalks, Curbs & Parks -**No report

**Audit –** No report

**COMMUNICATIONS FROM CITIZENS:** Terry Dolan, 1156 Michigan St. Questions the PUD to change zoning from R1. Can there be a limitation on this. Concerning the exits from the housing development they are proposing, suggests there should be two exits, one on Lake and one on Ludlow.

Sue Neer, 3743 Logan Rd., here in support of annexations for growth for the community. We should continue the growth of the community and the values it can bring to us. Trusts Mr. Duff to do the right thing for the community with his property.

Shawn Stevens, 1601 Raymond Ave., concerning storm water drainage and retention ponds. Wants to know if there are any plans formalized for moving forward as to the cleaning of retention ponds. *Mr. Dodds states that there is no definitive plan as it is still raining. Mr. Bischoff is working on a plan for removing silt from the ponds. Still working towards a solution.*

Scott Duff, 9085 Connors Point Dr., Belle Center, Ohio, owns the property requesting annexations. Got the annexation approval of the Planning Commission. Asking just for the annexation this evening. Will be asking for solar approval at some time. Will bring jobs and tax money to the community.

#### **INTRODUCTION OF ORDINANCES:**

##### **1. ORDINANCES FOR 1ST READING**

25-27 A. AN ORDINANCE AUTHORIZING THE SERVICE-SAFETY DIRECTOR AND/OR PARKS SUPERINTENDENT TO SEEK PROPOSALS AND/OR ADVERTISE FOR BIDS AND ENTER INTO CONTRACT FOR THE OAKLAND SQUARE PARK PROJECT AND DECLARING AN EMERGENCY. **FINANCE**

3RR- Moved by Springs, seconded by Baker V All Ayes  
Passage- Moved by Springs, seconded by Baker V All Ayes  
Adoption- Moved by Springs, seconded by Baker V All Ayes

25-28 B. AN ORDINANCE ESTABLISHING AND PROVIDING FOR COMPENSATION FOR MUNICIPAL COURT PROSECUTOR COVERAGE AND DECLARING AN EMERGENCY. **FINANCE**

3RR- Moved by Springs, seconded by Reser V All Ayes  
Passage-  
Adoption-

R25-29 C. A RESOLUTION BY THE COUNCIL OF THE CITY OF BELLEFONTAINE, OHIO, DECLARING ITS INTENTION TO PROVIDE SERVICES TO CERTAIN TERRITORY TO BE ANNEXED TO THE CITY OF BELLEFONTAINE, OHIO, CONTAINING 46.376 ACRES IN LAKE TOWNSHIP OF LOGAN COUNTY, OHIO AND SAID LAND OWNED BY LEVAN INVESTMENTS, LLC AND ADJACENT TO THE CITY OF BELLEFONTAINE, OHIO. **RULES**

Adoption- Moved by James, seconded by Springs V All Ayes

R25-30 D. A RESOLUTION BY THE COUNCIL OF THE CITY OF BELLEFONTAINE, OHIO, DECLARING ITS INTENTION TO PROVIDE SERVICES TO CERTAIN TERRITORY TO BE ANNEXED TO THE CITY OF BELLEFONTAINE, OHIO, CONTAINING 143.138 ACRES IN HARRISON TOWNSHIP OF LOGAN COUNTY, OHIO AND SAID LAND OWNED BY ANDREW G. DETRICK AND BARBARA DETRICK AND ADJACENT TO THE CITY OF BELLEFONTAINE, OHIO. **RULES**

Adoption- Moved by James, seconded by Springs V All Ayes

25-31 E. AN ORDINANCE ACCEPTING APPLICATION FOR ANNEXATION OF CERTAIN TERRITORY/ REAL ESTATE TO THE CITY OF BELLEFONTAINE, OHIO, CONTAINING 200.827 ACRES OWNED BY DUFF QUARRY, INC., LOCATED IN LAKE TOWNSHIP ADJACENT TO THE CITY OF BELLEFONTAINE, OHIO, ESTABLISHING ZONING CLASSIFICATION THEREFORE, AND AMENDING THE ZONING MAP. **RULES**

3RR- Moved by James, seconded by Davis V Ayes, Springs-no  
Passage- Aler-no  
Adoption-

## 2. ORDINANCES FOR 2ND READING

25-24 A. AN ORDINANCE AMENDING CERTAIN PROVISION OF CHAPTER 925 SEWERS OF THE CODIFIED ORDINANCES OF THE CITY OF BELLEFONTAINE, OHIO AND DECLARING AN EMERGENCY. **UTILITIES**

3RR- Moved by Davis, seconded by Springs V All Ayes  
Passage-  
Adoption-

25-25 B. AN ORDINANCE AMENDING CERTAIN PROVISION OF CHAPTER 923 WATER OF THE CODIFIED ORDINANCES OF THE CITY OF BELLEFONTAINE, OHIO AND DECLARING AN

EMERGENCY.

UTILITIES

3RR- Moved by Davis, seconded by Fitzpatrick V All Ayes  
Passage-  
Adoption-

25-26 C. AN ORDINANCE APPROVING AND ADOPTING PLANNING AND ZONING REGULATIONS REGARDING SOLAR ENERGY SYSTEMS FOR THE CITY OF BELLEFONTAINE TO BE CODIFIED AS CHAPTER 1166 OF THE CODIFIED ORDINANCES OF SAID CITY. **RULES**

3RR- Moved by James, seconded by Davis V Ayes, James-no  
Passage- Springs-no  
Adoption- Aler-no

3. ORDINANCES FOR 3RD READING

25-15 A. AN ORDINANCE AUTHORIZING THE SERVICE-SAFETY DIRECTOR TO SEEK PROPOSALS AND/OR ADVERTISE FOR BIDS AND ENTER INTO CONTRACT FOR THE HARDING STREET WATERLINE IMPROVEMENTS, PROJECT 2024-04W AND DECLARING AN EMERGENCY. **FINANCE**

Adoption- Moved by Springs, seconded by Baker V All Ayes

25-16 B. AN ORDINANCE AUTHORIZING THE SERVICE-SAFETY DIRECTOR TO SEEK PROPOSALS AND/OR ADVERTISE FOR BIDS AND ENTER INTO CONTRACT FOR THE MALONE AVENUE WATERLINE IMPROVEMENTS, PROJECT 2024-03W AND DECLARING AN EMERGENCY. **FINANCE**

Adoption- Moved by Springs, seconded by Aler V All Ayes

25-17 C. AN ORDINANCE AUTHORIZING THE SERVICE-SAFETY DIRECTOR TO ADVERTISE FOR BIDS AND ENTER INTO CONTRACT FOR THE 2025 STREET PAINTING & STRIPING PROJECT NO. 2025-2R AND DECLARING AN EMERGENCY IN THE CITY OF BELLEFONTAINE, OHIO. **FINANCE**

Adoption- Moved by Springs, seconded by Aler V All Ayes

25-18 D. AN ORDINANCE AUTHORIZING THE SERVICE-SAFETY DIRECTOR TO SEEK PROPOSALS AND/OR ADVERTISE FOR BIDS AND ENTER INTO CONTRACT WITH THE SELECTED CONTRACTOR AND/OR BIDDERS FOR THE COLUMBUS AVENUE AND POWELL AVENUE STORM IMPROVEMENT PROJECT NO. 2025-2ST AND DECLARING AN EMERGENCY. **FINANCE**

Adoption- Moved by Springs, seconded by Reser V All Ayes

25-19 E. AN ORDINANCE AUTHORIZING THE SERVICE-SAFETY DIRECTOR TO SEEK PROPOSALS AND/OR ADVERTISE FOR BIDS AND ENTER INTO CONTRACT WITH THE SELECTED CONTRACTOR AND/OR BIDDERS FOR THE 2025 CITYWIDE STREET RESURFACING PROJECT NO. 2025-01R AND DECLARING AN EMERGENCY. **FINANCE**

Adoption- Moved by Springs, seconded by Baker V All Ayes

**COMMUNICATIONS FROM CLERK:** Received a transfer liquor license request to Maxwell Event Center, 233 S. Main St. from Max & Ermas Holdings, LLC, 4279 Cemetery Rd., Hilliard Ohio. With no opposition, this will be mailed.

**COMMUNICATIONS FROM COUNCIL:** Mrs. Fitzpatrick shares many of the safety concerns for the developments that are coming in, the need for sidewalks and proper infrastructure for water flow.

Mrs. Baker announces that the Shade Tree Commission will be giving away 60 trees at the Farmers Market on Saturday.

**ADJOURNMENT** – 8:02 pm Moved by Aler, seconded by Fitzpatrick

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Bonnie Hosier, Clerk of Council

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Zeb Wagner, President of Council