



WHITEHALL CITY COUNCIL

AGENDA

Tuesday, June 24, 2025

ADMINISTRATION/COUNCIL OF THE WHOLE MATTERS

COMMITTEE OF THE WHOLE LEGISLATION/ISSUES:

SPECIAL PRESENTATION:

EQUALITY OHIO - Joseph Soza

ORDINANCE NO. 042-2025 (Comm. Of the Whole-POSTPONED TO NO LATER THAN 07-15-2025-Dixon/Smith)

AN ORDINANCE ENACTED BY THE ELECTORS OF THE CITY OF WHITEHALL PURSUANT TO AN INITIATIVE PETITION TO AMEND THE ZONING CODE TO ESTABLISH FAIRWAY BOULEVARD OVERLAY DISTRICT, TO LIMIT FUTURE USES, SUBDIVISION AND INFRASTRUCTURE WITHIN SAID DISTRICT, TO AMEND THE ZONING MAP, TO PROTECT LARGE TREES, TO IMPOSE A MORATORIUM ON DEVELOPMENT PENDING THE OUTCOME OF THE INITIATIVE PETITION, AND TO PROVIDE FOR A PRIVATE RIGHT OF ACTION.

DRAFT # 1

RESOLUTION NO. 023-2025 (*Comm. of the Whole- 1st reading -SUSP & ADOPT 07/01/2025 -*)

ADOPTING THE TAX BUDGET FOR THE CITY OF WHITEHALL, OHIO, FOR THE FISCAL YEAR BEGINNING JANUARY 1, 2026 AND SUBMITTING SAME TO THE COUNTY AUDITOR.

WHEREAS, the Mayor and City Auditor have prepared a budget for the fiscal year beginning January 1, 2026; and

WHEREAS, said budget has been made conveniently available for the public inspection for at least ten (10) days by having two (2) copies thereof on file in the office of Auditor; and

WHEREAS, the Council of the City of Whitehall, Ohio has held a public hearing on said budget on July 1, 2026, and the Mayor having given notice by publication according to law; NOW, THEREFORE,

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF WHITEHALL,
OHIO:

SECTION 1: That the budget of the City of Whitehall, Ohio, for the fiscal year beginning January 1, 2026, The Mayor and the City Auditor submitted to this Council, be and is hereby adopted as the Tax Budget of the City of Whitehall for the fiscal year beginning January 1, 2026.

SECTION 2: That the Clerk of this Council be and is authorized and directed to certify a copy of said budget and a copy of this Resolution and to transmit the same to the Auditor of Franklin County, Ohio

on or before July 20, 2025.

SECTION 3: That this Ordinance shall go into full force and effect at the earliest time allowed by law.

Requested and prepared by: Steven Quincel, City Auditor
Approved as to form: Brad Nicodemus, City Attorney bsn/jo 06/23/2025

NUMBER OF DRAFT ITEMS-4

STANDING COMMITTEES

ADMINISTRATION AND FINANCIAL MANAGEMENT - CHAIRPERSON ELMORE

1. DRAFT # 2

RESOLUTION NO. 024-2025 (*Adm. & Fin. Mgmt.- 1st reading- SUSP & ADOPT 07/01/2025 Elmore/*
)

RESOLVING TO APPROVE “THEN AND NOW” CERTIFICATES.

WHEREAS, O.R.C. 5705.41(D)(1) states that “then and now” certificates of three thousand dollars and no/100 (\$3,000.00) and more must be approved by resolution or ordinance within thirty days of receipt of the “then and now” certificates; and

WHEREAS, the City has processed the attached “then and now” certificates over the sum of three thousand dollars and now these certificates require approval by City Council; and

WHEREAS, the Auditor of the City of Whitehall, Ohio has determined that, at the time of the making and execution of the certificates, a sufficient sum was appropriated by Council for the purpose of the requisition, and is currently deposited in the treasury and allocated to the appropriate account and free from any previous encumbrances; NOW, THEREFORE,

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF WHITEHALL,
OHIO:

SECTION 1: That the City Council does hereby approve the attached “then and now” certificates:

SECTION 2: That the City Council of the City of Whitehall, Ohio, lawfully appropriated the expenditure, which the expense originated.

SECTION 3: That this Resolution shall go into full force and effect immediately upon its passage by the Council of the City of Whitehall and approval by the Mayor.

Requested and Prepared by: Steven Quincel, City Auditor
Approved as to form: Bradley S. Nicodemus, City Attorney bsn/jo 06/23/2025

COMMUNITY AND ELDER ADVOCACY– CHAIRPERSON HARCAR

Members: Heck, Dixon, Brown

1. No drafts or pending legislation.

COMMUNITY STANDARDS AND ENFORCEMENT – CHAIRPERSON SMITH

Members: Dixon, Elmore & Harcar

1. DRAFT # 3

ORDINANCE NO. 058-2025 (*Comm. Stand. & Enf. - 3rd reading- SUSP & ADOPT 08-05-2025 Smith/*
)

(Refer to Planning Commission for 07-29-2025 meeting)

MAKING UPDATES TO PART 11 – PLANNING AND ZONING CODE, ARTICLE 1114.04.

WHEREAS, the City of Whitehall updated the Planning and Zoning sections of the Whitehall Codified Code in 2023; and

WHEREAS, since that time minor updates to the Planning and Zoning Code have become warranted to offer flexibility with residential fences; NOW THEREFORE;

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF
WHITEHALL, OHIO:

SECTION 1: Section 1114.04 FENCES AND WALL HEIGHTS shall read as follows:

(a)References to District Types. For the purposes of this section, references to a type of district shall include the following districts, in addition to any new or amended districts that are similarly categorized:

(1) Residential districts" may refer collectively or individually to Single and Two-Unit Residential District and Multi-Unit Residential District.

(2) "Corridor districts" may refer collectively or individually to Broad Street District (BRD), Main Street District (MAIN), South Hamilton District (SH), Yearling Road District (YEAR), or Community Crossroads District (CCD).

(3) "Employment districts" may refer collectively or individually to Military/Office District (MILO) or Industrial District (INDD).

(4) "Special districts" may refer collectively or individually to Existing Planned Unit Developments (PUD) or Flood Plain District (FP).

TABLE 1114.04 FENCE AND WALL HEIGHTS

HEIGHT STANDARD ¹	TYPE OF DISTRICT			
	RESIDENTIAL DISTRICTS	CORRIDOR DISTRICTS	EMPLOYMENT DISTRICTS	SPECIAL DISTRICTS
Front Yard (Maximum)	4 feet ²	Not permitted	Not permitted	4 feet ²
Side Yard (Maximum)	4 feet 6 feet ⁴	8 feet	8 feet	4 feet
Rear Yard (Maximum) ²	6 feet ³	8 feet ³	8 feet ³	7 feet ³

¹ These standards may be modified by other provisions within this section.

² Such fences shall not be more than 50% opaque when viewed perpendicular to the length of the fence.

3 Where a rear yard abuts a front yard and/or side yard of an adjacent property, the maximum height of the rear yard fence shall not exceed the maximum permitted height of the front and/or side yard fence along shared property lines.

4 Such fences shall not be permitted beyond the point of either the front façade of the house of the project or the front façade of any adjacent property, whichever is farthest from the front property line.

SECTION 2: This Ordinance shall be in full force and effect from and after the earliest time provided by law.

Requested and Prepared by: Casey Rowlands, Director of Public Service

Approved as to form: Bradley S. Nicodemus, City Attorney bsn/jo 06/23/2025

ECONOMIC DEVELOPMENT – CHAIRPERSON DIXON

Members: Smith, Morrison, Brown

1. DRAFT # 4

ORDINANCE NO. 059-2025 (Econ. Dev. - 3rd Reading- ADOPT 08-05-2025 Dixon/)
(REFER TO PLANNING COMMISSION FOR JULY 29, 2025 MEETING)

AN ORDINANCE AMENDING ORDINANCE 042-2022 TO AMEND THE PHASE 1A AND PHASE 1B FINAL DEVELOPMENT PLAN IN THE APPROVED PLANNED UNIT DEVELOPMENT (PUD) FOR THE PROPERTY LOCATED ON EAST BROAD ST, HAMILTON RD, AND POTH RD, PARCEL NUMBERS LISTED IN APPENDIX A, PROPERTY OWNED BY THE CITY OF WHITEHALL.

WHEREAS, City Council previously approved Ordinance 098-2021 approving a Planned Unit Development (PUD) zoning for the property located on the north side of Broad St. east of Hamilton Rd., and south of Poth Rd., property that was previously the Woodcliff Condominium Complex and the former driving range and indoor golf complex from A-2, EU and FP to PUD; and

WHEREAS, City Council previously approved Ordinance 042-2022 approving a PUD amendment to increase the density of phase 1 on August 16, 2022; and

WHEREAS, the City of Whitehall, as the applicant, desires to modify the approved phase 1A and phase 1B site plan within the Planned Unit Development in order to reflect the market conditions and provide a successful project which features robust housing and commercial components; and

WHEREAS, this Ordinance was referred to the Planning Commission (Case No. 895), which reported a favorable recommendation, on said request; and

WHEREAS, City Council has held a Public Hearing after due notice according to law; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF WHITEHALL,
OHIO:

SECTION 1: Notwithstanding Section 1123.16(v) of the 1970 Codified Ordinances of the Whitehall City Code, the phase 1A and phase 1B site plan of the final development plan is hereby approved, Attached Exhibit A, and all subsequent phases are hereby approved as long as they are in general conformance with the Urban Design Guidelines and the Master Development Agreement between the City

of Whitehall and Buckeye Apartments, LLC.

SECTION 2: That this Ordinance is hereby declared to be an emergency measure immediately necessary for the preservation of the public health, peace, safety and welfare, and for the further reasons: that this development will increase the usable acreage of Whitehall Community Park, that publicly owned greenspace is integrated and intertwined throughout the development, that the City has received multiple millions worth of grants for infrastructure, removal of blighted structures and community amenities as part of the development that were awarded based on the new development, that this development will include the installation of shared use paths that are necessary to connect Whitehall to the Central Ohio Greenways Trail, and that this development will result in a substantial economic benefit to City revenue through construction, temporary and permanent jobs on the site; WHEREFORE, this Ordinance shall go into full force and effect immediately upon its passage and approval by the Mayor.

Requested and Prepared by: Jackie Russell, Economic Development Director
Approved as to form: Brad Nicodemus, City Attorney bsn/jo 06/24/2025

PUBLIC SAFETY – CHAIRPERSON MORRISON

Members: Elmore, Heck, Harcar

1. No drafts or pending legislation.

PARKS AND RECREATION – CHAIRPERSON HECK

Members: Elmore, Harcar, Smith

1. No drafts or pending legislation.

ADJOURN