

City of Deer Park City Council Municipal Building Public Hearing March 16th, 2026

Mayor Donnellon opened the meeting at 6:30 PM

Clerk of Council read the roll. Tom Camp, Dana Dedrick, Neil Kelly, Mark Feldhaus, Chris Westmark, and Mayor Donnellon are all present. Natasha Kohorst is absent.

Mr. Stoker addressed the council, discussing Multi Family project including the parking lot of the Bowling Alley, 4375 Oakwood, 4377 Oakwood, and 4352 Schenk.

Everything in the project meets requirements. All the Planning and Zoning Commission voted unanimously to move the project forward. It will include 17 single family homes with 2 car garages in rear. They are 3 story buildings. Schenk Ave will be the green space. The PUD requires green space. The parking area exceeds requirements.

Ms. Westmark met previously with Mr. Stoker, Mr. Pacheco and Dr. Jetter and discussed the project. She made a presentation tonight against the project; she has concerns about zoning code 1135.15 She does not believe the project meets the criteria and its looks are inconsistent with the area. She presented photos of other Miranda Townhomes. Mr. Stoker stated the townhomes could be 4 stories tall and that they would meet Zoning requirements. She further commented that she doesn't think it will integrate into the community and that parking will be an issue. She disagrees with the decision of the Planning and Zoning commission and assumes they really didn't read it all through to really comprehend the project.

Mr. Stoker stated changing the zoning would be helpful to the city, as it stands now, any business could open, could be laundromat, a sex shop etc. If the zoning change passes, then it could only be used for Multi Family, Mixed Use, or Public Private Parks. Mr. Camp asked Ms. Westmark about the project and was it because it will be 3 stories? Discussion ensued.

Mr. Stoker stated that most of Blue Ash Rd. is zoned as multi family. Mr. Kelly asked Mr. Pacheco for clarification on the issue we are voting on. Is it to change zoning or approval of the townhomes? Mr. Pacheco confirmed council is voting on the Zoning change only. There will be

another public hearing on the design. Mr. Kelly asked if the green space will be open to the public> It will be the townhome residents that will have access.

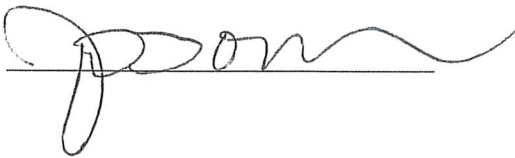
Public Comment:

Joe Lindquist 3913 O'Leary Avenue. He stated he would like to live in one of the new town homes, His issue is with rezoning part of the business district. Why does the city want to lose some business spaces? How is this change better for Deer Park? He was not at council for the Will and Perkins presentation which addressed this question. Dr. Jetter stated he would share the presentation with Mr. Lindquist at his convenience.

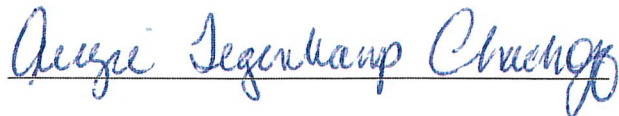
Mayor Donnellon made a motion to adjourn, Mr. Camp seconded, motion carried

Mayor Donnellon adjourned meeting at 6:57 PM

John Donnellon Mayor

A handwritten signature in black ink, appearing to read "J. Donnellon", written over a horizontal line.

Angie Tegenkamp Chachoff Clerk of Council

A handwritten signature in blue ink, appearing to read "Angie Tegenkamp Chachoff", written over a horizontal line.

City of Deer Park City Council Municipal Building Meeting March 16<sup>th</sup>, 2026

Mayor Donnellon opened the meeting at 7:00 PM with the Pledge of Allegiance followed by the Invocation.

Clerk of Courts read the roll call. Tom Camp, present, Dana Dedrick-present, Mark Feldhaus-present, Neil Kelly-present, Chris Westmark- present and Mayor Donnellon present.

Mayor Donnellon made a motion to excuse Ms. Kohorst, Mr., Kelly seconded the motion, motion carried.

Approval of Minutes for March 2<sup>nd</sup>, 2026, council meeting

Mr. Kelly made a motion to accept the minutes from March 2<sup>nd</sup>, 2026, council meeting, Ms. Dedrick seconded the motion. Motion carried.

**Public Comment: none**

Standing Committee Reports

Legislative and Finance Committee Chair Chris Westmark: February Fund Report, The February 2026 JEDZ report and the JEDD report, reports available on the city website. Ms. Westmark made a motion to accept, Mr. Feldhaus seconded the motion, motion carried.

Ms. Westmark asked the mayor to go thru the Ordinance since she stated opposition to it in the public hearing, Mayor asked clerk to read by title only:

**ORDINANCE 2026-04, AN ORDINANCE CHANGING THE ZONING OF CERTAIN PROPERTIES ON BLUE ASH ROAD FROM MIXED USE BUSINESS ( MUB ) AND SINGLE FAMILY RESIDENTIAL ( R-1) TO PLANNED MULTI-FAMILY RESIDENTIAL (PR) WITH A PLANNED UNIT DEVELOPMENT OVERLAY AND DECLARING AN EMERGENCY. Mayor Donnellon made a motion to pass as an emergency. Mr. Feldhaus seconded the motion, discussion ensued,**

roll vote was taken to waive the 24-hour reading rule: Mr. Camp- yes, Ms. Dedrick- yes, Mr. Feldhaus-yes, Mr., Kelly- yes, Ms. Westmark – yes, Mayor Donellon- yes, motion carried.

Mayor Donellon made a motion to adopt Ordinance 2026-4, Ms. Dedrick seconded the motion: roll call vote was taken: Mr. Camp- yes, Ms. Dedrick- yes, Mr. Feldhaus-yes, Mr., Kelly- yes, Ms. Westmark – no , Mayor Donellon- yes, motion carried.

Safety Committee Chair Tom Camp: Presented the February Fire District report, the city had 102 calls for service. Mr. Feldhaus presented the February Police report: 893 calls for service, 31 arrests, 18 offense reports.

Public Works Committee Chair Neil Kelly: pothole work on Irwin, and the city is working on the baseball field. The Blue Ash Road project will happen in 2027

Park Board Committee Chair Mark Feldhaus: Easter Egg Hunt is March 29 at 1 PM near the pavilion. Applications are coming in for the Farmers Market, which begins in May.

Correspondence & Miscellaneous: City received a letter from the Ohio Liquor Board about liquor renewal time in the city, letter was given to Chief Battin in case the city needs to address any issues.

OLD BUSINESS: Ms. Dedrick asked about the community center rental issue that had been brought up, Dr. Jetter stated it will be presented at the next council meeting.

NEW BUSINESS: none

#### Special Announcements & Reports from Other City Officials

Solicitor – Council will need to go into Executive Session this evening due to pending litigation and thank you to Mr. Stoker for being here this evening. Also, HB 314 limits public record abuse, city could bring action to court to stop it from occurring.

Mayor: Thank You to everyone for coming out, spring is coming be careful lots of people are out an about,

**City Manager:** The State auditors are coming May 4,5,6<sup>th</sup> 2026, a reminder every elected official needs to take the Sunshine law course, things have changed, if you use your personal cell phone to discuss city business it is not private but open to public records. The changes in HB 314 are needed, the time needed to find body cam images, etc. costs the city time and money. The house bill refers to frivolous requests, not real pertinent requests. It is tax time; you must schedule an appointment. If a resident uses vulgar language city workers do not have to take that abuse and you will be told to leave.

**Schedule:**

April 6<sup>th</sup>, 2026, Council Meeting 7:00 PM in Council Chambers

April 11<sup>th</sup>, 2026, Strategic Planning session 8 until noon Community Center

April 20<sup>th</sup>, 2026, 7:00 PM Council Meeting In Council Chambers

**Events**

March 17<sup>th</sup>, 2026, Block Watch Meeting 7:00 PM Community Center Kathy Down's last meeting, potluck She has done a great job with Block Watch Thank You for all your hard work. Kathy will be missed; someone will be taking over Block watch. JJ may be doing the Block Watch website for now. The mayor has a presentation to do in honor of Kathy Downs for all her hard work with Block Watch.

Easter Egg Hunt Sunday March 29,2026 1 pm Chamberlain Park

Block Watch Meeting April 21. 2026 7:00pm Community Center is cancelled.

Memorial Day Parade: May 25, 2026, starting at 10:00 AM Silverton Veteran Park. A blast email will be coming out this week. The Police Department will be hosting a cookout at the Community Center after the parade for the community.

**ROUND ROBIN:**

**Mr. Kelly:** nothing today

**Ms. Dedrich:** March is Women's History month

Mr. Camp: nothing today

Mr. Feldhaus: nothing today

Ms. Westmark: thank you to Mr. Stoker, Dr Jetter and Mr. Pacheco.

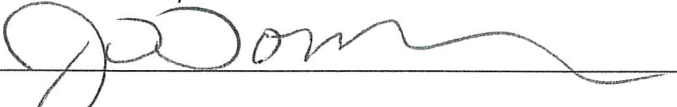
Mayor Donellon made a motion to go into Executive Session 7:27 PM, roll vote was taken Mr. Camp- yes, Ms. Dedrick- yes, Mr. Feldhaus-yes, Mr., Kelly- yes, Ms. Westmark – yes, Mayor Donellon- yes, motion carried

7:46 PM Mayor Donnellon made a motion to end Executive Session, Ms. Dedrick seconded the motion roll vote was taken Mr. Camp- yes, Ms. Dedrick- yes, Mr. Feldhaus-yes, Mr., Kelly- yes, Ms. Westmark – yes, Mayor Donnellon- yes, motion carried

Mayor Donnellon made a motion to adjourn, Ms. Westmark seconded the motion, motion carried. Meeting

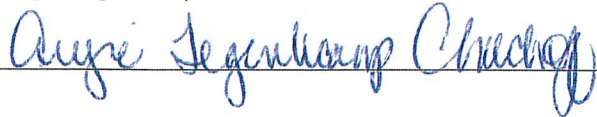
Adjourned at 7:47 PM

John Donnellon Mayor



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Angie Legenkamp Chachoff Clerk of Council



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