

City of Deer Park City Council Municipal Building Meeting January 19th, 2026

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

Cler of Courts read the roll call. Tom Camp, Dana Dedrick, Mark Feldhaus, Neil Kelly-absent, Natasha Kohorst, Chris Westmark, and Mayor Donnellon are present.

Mayor Donnellon made a motion to excuse Neil Kelly, Ms. Dedrick seconded the motion, motion carried.

Approval of Minutes:

Mayor Donnellon reminded council they can vote on the minutes even if not in attendance at that meeting if they have read the minutes, Mr. Pacheco concurred as well.

Ms. Kohorst made a motion to accept the minutes from January 5th, 2026, council meeting, Mr. Camp seconded the motion. Minutes accepted.

Public Comment: none

Standing Committee Reports

Legislative and Finance Committee Chair Chris Westmark

Clerk was asked to read by title only Resolution 2026-01 Authorizing the City Manager to enter into an LPA/ODOT Led project agreement for reconstruction of Blue Ash rd. from Sibley Ave to Duneden avenue.

Ms. Westmark made a motion to accept the resolution, Mr. Camp seconded the motion

Roll call vote: Mr. Camp- yes, Ms. Dedrick-yes, Mr. Feldhaus- yes, Ms. Kohorst- yes, Ms. Westmark- yes, Mayor Donnellon- yes motion carried.

Safety Committee Chair Tom Camp:

December Police report presented by Ms. Kohorst: December 2025 989 calls for service, 20 offense reports, 27arrests, 5 auto accidents YTD 2025: 10,658 calls for service, 197 traffic accidents, 193 Incident reports,

376 arrests.

Mr. Camp presented the December District Fire Report: 118 dispatches, \$5000 fire loss, District 347 calls for service. YTD Deer Park had 1085 calls for service district total was 3789. Chief Meador will be submitting complete year end reports soon.

Public Works Committee Chair Neil Kelly: Dr. Jetter presented report: Dr. Jetter went to the meeting for State Capital funding, he had 10 minutes to present 2 proposals, he stated the city is seeking funds for gateway signage into the city. Since Deer Park has demonstrated growth and economic development good chance we will receive funding for the gateway signage. Welcome to Deer Park signage, BAR and Plainfield, Galbraith and Plainfield and BAR and Galbraith Road. Working on more economic development, residents want signage and a destination place not just the park but maybe a restaurant? Things are coming for council to look at. About 30 people including state representatives, Mayor of Cincinnati and others, about 30 people in all to present to; the team that went to present the proposals: Dr. Jetter, Sean Valdez, Tim Lasto, Alan Friedman. Ms., Westmark

Park Board Committee Chair Mark Feldhaus:

Armchair racing Feb 21st, 2026, will be held by Friends of Chamberlain Park who donate the money back to the park. Doors open 6 pm, racing begins at 6:30 pm.

Correspondence & Miscellaneous: none

OLD BUSINESS: none

NEW BUSINESS: Ms. Westmark asked what the next steps are for the BAR Town home project. She asked what the next steps are; so, it was discussed again, as it was in public hearing: Mr. Pacheco asked Mr. Stoker to come up again, going from MRB1 to planned multi-family. Tonight was a public hearing after the zoning commission made the recommendation to proceed with the zoning request. Mr. Stoker sent memo Dec 20th, we had 40 days to hold the public meeting, Next step is for a recommendation for a proposal from council, council then has to make a decision, then it will go back to zoning and planning, we then have a 2nd public hearing. Mr. Pacheco will accept an ordinance that accepts or rejects the ordinance pending on what council chooses. Council can make recommendations Things that cannot be changed as they are already set in our zoning laws as they stand now: item 1127.02 : permitted uses for that are, minimum lot size. Height of building ; 1127.06 densities of property, the 17 units proposed fall into the correct density. 1127.07 are things that can be changed, color, landscaping, safety items like fire hydrants, etc. The PUD gives the city more say on the

property. As it stands now, the developers could move forward without a PUD but city wants a PUD to give feedback on the site. This zoning phase is just a concept, at this point it is just the zoning change, in phase two we get into the specifics of the property. The tax abatements are not part of this project; it is already allowed in the city for anyone that builds a new home. This will be discussed again at next meeting February 2nd, 2026. LOTS OF DISCUSSION Mr. Stoker discussed more with Ms. Westmark about the things that can be changed, she feels it's too many townhomes in the area and too tall, however both are acceptable in current zoning, she feels her only option is to vote no. Lots of discussion. PUD criteria in 1135.15 must meet all 4 criteria.

Next zoning and planning meeting isn't scheduled until they have something happen, it will be based on what the council does next, there will be proper notice given.

Special Announcements & Reports from Other City Official.

City Manager: Dr. Jetter had discussed the State Cap Meeting, and the city asked the State cap for \$200,000 to go with the \$60,000 grant from UC for an outside workout facility. The maintenance can do some of the work to same money. He showed some renderings; this could be a destination for our city. City is also working on mill and paving on BAR \$800,000 cost, we received a grant. We put in for a safety grant to help pay for a police cruiser and other items. City is gearing up for the state audit, Dr. Jetter will be taking some personal time off perhaps a week. Feb 16th 2026 Judge Jennifer Kinsley coming to discuss changes in appellate court,

Dr. Jetter sent an email to council about OML conference about new changes with council rules and law changes coming and discusses ethics in government, Dr Jetter said the city will pay for it and he thinks it's a good event to attend. 9am-4:15 pm Marriot on Mason Montgomery Road it is \$125.00 Let Dr. Jetter know.

Solicitor – Marijuana Amendment; changes won't impact the city, private uses could change, Mr. Pacheco will watch. Happy New Year

Mayor: Thank you for all coming to the meeting

Schedule:

February 2nd 2026, Council Meeting 7:00 PM in Council Chambers

February 16th , 2026, Council Meeting 7:00 PM In Council Chambers: Judge Jennifer Kinsley will be in attendance discussing changes in the appellate court.

April 11th, 2026, Strategic Planning session 8 until noon Community Center

Events

January 20th, 2026, Block Watch Meeting 7:00 PM Community Center Dr. Jetter giving the state of the city address.

ROUND ROBIN:

Ms. Westmark: none

Ms. Dedrich: Thank you to Mr. Stoker and Mr. Pacheco for their help with all the zoning questions.

Mr. Camp: Dr. Jetter and Mr. Camp are on the Hamilton County Hazardous Planning committee.

Mr. Feldhaus: none

Ms. Kohorst: Happy Martin Luther King Day, so proud of her parents

Mayor Donnellon made a motion to adjourn; Mr. Feldhaus seconded the motion, motion carried. Meeting

Adjourned at 7:40 PM

John Donnellon Mayor

Angie Tegenkamp Chachoff Clerk of Council

