



September 12, 2023

MAYOR'S UPDATE

Coming up in Bexley:

September 13, 6:00 pm:	Board of Education Meeting
September 14, 11:00 am:	Land Use Strategy 2.0 Learning Session with Bexley City Schools
September 14, 4:00-7:00 pm:	Farmers' Market (also September 21)
September 14, 6:00 pm:	Architectural Review Board
September 19, 4:00 pm:	Citizen Review Board
September 19, 6:00 pm:	Bexley Candidate Night at Bexley Public Library
September 19, 6:00 pm:	Environmental Sustainability Advisory Committee
September 21, 11:30 am:	Bike Friendly Bexley Bike Boulevard Meeting
September 22, 6:00-8:00 pm:	Bexley Latinx and Hispanic Heritage Festival
September 26, 5:00 pm:	City Council Budget Meeting
September 26, 6:00 pm:	City Council
September 30, 6:00-10:30 pm:	Main Event: Top Gun Maverick
October 1, 3:00-4:30 pm:	HEARTSafe Bexley Elected Official Training
October 1, 6:00-8:00 pm:	A One Bexley Gathering
October 7:	Into the Woods Festival

Some of What I've Been Up To:

- Routine staff and cabinet touch-base meetings
- Meeting and planning for One Bexley next steps
- Into the Woods meeting
- Grant meeting and reporting follow up with BCF
- Research, work, and meetings on various ordinances
- Prepared and led the Roosevelt Traffic Calming meeting
- Meeting with St. Charles on 100 years.
- Work and meetings on aggregation
- Attended Bank of America grand opening
- Performed at Smoke & Fire festival
- Interview and Swearing in at BPD
- OEC Strategic plan review and meetings
- Attended Capital Land Use Strategy learning session (scheduled others with BCS, LinkUS)
- Land Use Strategy 2.0 emails, meetings, and calls
- Graphics work for HEARTSafe Bexley
- Attended Kroger ribbon cutting/reopening
- Podcast meeting with Doug Ulman
- Attended Livingston Avenue Evaluation Committee
- Facilitated SWACO/City leaders meeting
- Planning, cooking, and performing at Labor Day Block Party
- Community garden meetings and attended harvest dinner
- Meeting and follow up on Bexley Square parking lot
- Quarterly meeting with Bexley City Schools
- Year of the Parks meetings, communications items, and follow up calls and research
- PlanitGeo Tree Plotter training
- Scheduled public workshops for several upcoming projects
- Led meeting with Commission/Board chairs

Keep in touch! To sign up for weekly email updates from the City of Bexley, including information on community events and timely notifications and reminders, visit: www.bexley.org/blast



Year of the Parks Update

Meetings and Progress Over Past Couple Weeks:

- Pond should be complete in late September
- Arboretum trail and plantings at Commonwealth are scheduled for October
- Schneider plantings bids have come in and will be discussed at Board of Control tonight
- Outdoor reading room refinements have been approved by the Torat Emet board and construction drawings will be complete soon



Human Resources Coordinator

Emily Buckley started today and is currently working to meet our administrative team and become acclimated with our systems and documents. Emily's initial goals will center on onboarding and meeting with different departments for an overview of existing human resource functions within the City. She is checking your schedule in hopes of attending the September 26 City Council Meeting for an introduction.

Trinity Redevelopment Update

The Trinity Apartments developer attended the August 24 Board of Zoning and Planning Meeting, receiving feedback and answering questions on their on their proposed draft site plan.

As the developer continues to refine and obtain feedback on this plan, they will also present early draft concepts of an architectural plan for the proposed development at the Architectural Review Board on Thursday, September 14. The Architectural Review Board is anticipated to offer feedback on the initial plans during this meeting.

Here are some other upcoming dates / touch points:

September 14: Architectural Review Board (preliminary hearing)
September 20: Tree and Public Gardens Commission (preliminary review)
September 28: BZAP

TCB Appeal Update

We received word today that the Court of Appeals denied TCB's and the City's appeal of the Court of Common Pleas zoning decision on the Livingston Avenue and Francis Avenue housing proposal.

The essence of the court's decision is that the name of the district - "Commercial Service" - suggests commercial uses, and that residential uses - conditional or not - should not be allowed absent a commercial component.

We continue to find this interpretation of a code's conditional uses puzzling and at odds with standard zoning practice in municipalities throughout Ohio. A conditional use is just that - a use that can be allowed in a district subject to conditions. Multi-family residential is one such use in the Commercial Service district.

To require the name of a zoning district to accommodate all possible conditional uses would be outside of any normal or reasonable practice. For example, if the General Commercial district were to be renamed to accommodate all possible conditional uses, it might be called:

"Commercial Service, with Conditional Automotive Repair; Car Wash; Tavern; Dwelling Units on the First and/or Second Floor, Hotel; Public Uses; Quasi-Public Uses; or Funeral Home Uses District"

And yes, that is correct; the funeral home use that has been there for so many decades? It's a conditional use in this district.

While we maintain that these two legal decisions contradict our code as well as the decisions of both Bexley City Council and the Board of Zoning and Planning, we respect the process and of course Council always has the ability to contemplate the suggestion by this latest decision that:

"...As a final matter, we remind the City of Bexley that it has the power to amend the zoning code to accomplish its goal of developing affordable housing like the proposed apartment building in the Commercial Service District. The best path forward may be legislative action..."