

# CITY OF CLAYTON, OHIO

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## RESOLUTIONS AND ORDINANCES

October 2, 2025

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### OLD BUSINESS

NONE

### NEW BUSINESS

### ORDINANCES (FIRST OF TWO READINGS)

#### ORDINANCE NO. O – 07 – 25 – 09

**AN ORDINANCE ADOPTING AND MODIFYING THE PLANNING COMMISSION’S RECOMMENDATION TO APPROVE THE FINAL DEVELOPMENT PLAN OF DDC MANAGEMENT, LLC WITH SPECIFIED CONDITIONS, SUBMITTED FOR PROPERTY LOCATED NEAR THE INTERSECTION OF WESTBROOK ROAD AND UNION ROAD AND BEARING PARCEL I.D. NUMBER M60 03207 0023 COMPRISED OF 37.098 ACRES WITHIN THE CITY OF CLAYTON, OHIO**

**WHEREAS**, on June 10, 2025, an application was filed by DDC Management, LLC for the property located near the intersection of Westbrook Road and Union Road and bearing Parcel I.D. Number M60 03207 0023, containing 37.098 acres within the City of Clayton, Ohio (“Subject Property”) requesting approval of its submitted 17.09 acre Final Development Plan; and

**WHEREAS**, the Clayton Planning Commission held a public hearing on June 23, 2025, on said Final Development Plan approval request at which time any and all persons were given an opportunity to be heard thereon, and the Clayton Planning Commission, at said June 23, 2025 meeting, *voted to recommend approval of the Final Subdivision Plan with specified conditions appended hereto as Exhibit A*; and

**WHEREAS**, the Clayton City Council held a public hearing on July 17, 2025, on the aforesaid Final Development Plan request, at which time any and all persons were given an opportunity to be heard thereon.

**NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF CLAYTON, STATE OF OHIO:**

1. That the Council hereby adopts and modifies **the Planning Commission’s recommendation for approval of the Final Development Plan, with specified condition(s), of the Subject Property.**

2. That this Ordinance shall be effective as an exception to any ordinance, resolution or other legislation of the City of Clayton, Ohio, inconsistent with this Ordinance or which imposes additional requirements for effectiveness or validity.
3. That in accordance with Clayton Charter Section 4.031 the requirement that this enactment be read on two (2) separate days is complied with by readings on July 17, 2025 and August 21, 2025.
4. That in accordance with Clayton Charter Section 4.031(H) this enactment shall become effective thirty days after its second reading and enactment.

ADOPTED BY COUNCIL ON OCTOBER 16, 2025

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**ORDINANCE NO. O – 09 – 25 - 25**

**AN ORDINANCE ADOPTING THE PLANNING COMMISSION’S  
RECOMMENDATION TO APPROVE, WITH SPECIFIED CONDITIONS, THE  
17.135 ACRE PRELIMINARY AND FINAL SUBDIVISION PLAN OF  
NORTHWOOD ESTATES SECTION ONE FOR PROPERTY BEARING PARCEL  
I.D. NUMBER M60 03012 0022 AND LOCATED AT THE NORTHWEST CORNER  
OF NATIONAL ROAD AND HABER ROAD AND CONTAINING 33.7313 ACRES  
LOCATED WITHIN THE CITY OF CLAYTON, OHIO**

**WHEREAS**, on July 8, 2025, an application was filed by Northwood Estates, LLC for approval of a 17.135 acre Preliminary and Final Subdivision Plan for the property located at the Northwest corner of National Road and Haber Road and bearing Parcel I.D. Number M60 03012 0022, and containing 33.7313 acres within the City of Clayton, Ohio (“Subject Property”);

**WHEREAS**, the Clayton Planning Commission held a public hearing on August 25, 2025, on said 17.135 acre Preliminary and Final Subdivision Plan request at which time any and all persons were given an opportunity to be heard thereon, and the Clayton Planning Commission, at said meeting, *voted to approve with specified condition(s) (Exhibit A), the 17.135 acre Preliminary and Final Subdivision Plan*; and

**WHEREAS**, the Clayton City Council held a public hearing on September 18, 2025, on the aforesaid 17.135 acre Preliminary and Final Subdivision Plan request at which time any and all persons were given an opportunity to be heard thereon.

**NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF CLAYTON, STATE OF OHIO:**

1. That the Council hereby \_\_\_\_\_ (*adopts, rejects, modifies*) the Planning Commission’s *recommendation of approval, with specified conditions, of the 17.135 acre Preliminary and Final Subdivision Plan for the Subject Property.*
2. That this Ordinance shall be effective as an exception to any ordinance, resolution or other legislation of the City of Clayton, Ohio, inconsistent with this Ordinance or which imposes additional requirements for effectiveness or validity.

3. That in accordance with Clayton Charter Section 4.031 the requirement that this enactment be read on two (2) separate days is complied with by readings on October 2, 2025 and October 16, 2025.
4. That in accordance with Clayton Charter Section 4.031(H) this enactment shall become effective thirty days after its second reading and enactment.

ADOPTED BY COUNCIL ON OCTOBER 16, 2025

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**RESOLUTIONS (SINGLE READING AND IMMEDIATE ENACTMENT)**

**RESOLUTION NO. R – 10 – 25 – 73**

**A RESOLUTION APPROVING AN AMENDMENT TO CLAYTON CHARTER  
SECTION 3.04 (MAYOR AND VICE MAYOR)**

WHEREAS, the City of Clayton, Ohio (“City”) is a member of the Public Entities Pool of Ohio (“PEP”), a statutory entity created under Section 2744.081 of the Ohio Revised Code, for the purpose of providing property, casualty, and liability insurance coverage to public entities; and

WHEREAS, the City’s current insurance coverage is due for renewal, and the City Manager has received a renewal proposal from PEP and Burnham & Flower Insurance Group for the period commencing November 1, 2025; and

WHEREAS, the renewal premium for the upcoming policy year is \$169,617, reflecting an increase of \$21,239 from the prior year’s premium, attributable to the addition of three new vehicles and increased replacement costs for certain insured vehicles; and

WHEREAS, the Finance Director has reviewed the renewal proposal and recommends approval to ensure continued and adequate insurance coverage for the City’s property, vehicles, and operations; and

WHEREAS, Council finds it necessary and in the best interest of the City to authorize the City Manager to accept the renewal policy as proposed.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF CLAYTON, OHIO:

Section 1. The City Manager is hereby authorized and directed to accept the renewal policy from the Public Entities Pool of Ohio (PEP) and Burnham & Flower Insurance Group for property, casualty, and liability insurance coverage for the City of Clayton, Ohio, for the policy year commencing [Renewal Effective Date], at an annual premium of \$169,617.

Section 2. The City Manager is further authorized to execute any and all documents necessary to effectuate the renewal of said insurance coverage.

Section 3. This Resolution shall take effect and be in force from and after the earliest period allowed by law.

ADOPTED BY COUNCIL ON OCTOBER 2, 2025

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**RESOLUTION NO. R - 10 - 25 - 74**

WHEREAS, the Budget Commission of Montgomery County, Ohio, has certified its action to the City of Clayton, together with an estimate by the County Auditor of the rate of each tax necessary to be levied by this Council, and what part thereof is without, and what part within, the ten mill tax limitation; and

WHEREAS, the City Council has reviewed the amounts and rates as determined and finds them to be acceptable and in the best interest of the City; and

WHEREAS, in accordance with Ohio Revised Code Section 5705.34, it is necessary for this Council to pass a resolution accepting the amounts and rates and authorizing the necessary tax levies for the ensuing fiscal year;

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF CLAYTON, OHIO:

Section 1.

That the amounts and rates, as determined by the Budget Commission in its certification, be and the same are hereby accepted.

Section 2.

That there be and is hereby levied on the tax duplicate of the City of Clayton the rate of each tax necessary to be levied within and without the ten mill limitation as set forth on the attached Schedule A (Amounts and Rates Schedule), which is incorporated herein by reference.

Section 3.

That the Finance Director is hereby authorized and directed to certify a copy of this Resolution, together with the attached Schedule A, to the Montgomery County Auditor no later than October 1, 2025, or such later date as may be permitted by law.

Section 4.

That this Resolution shall take effect and be in force from and after its passage as provided by law.

ADOPTED BY COUNCIL ON OCTOBER 2, 2025

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