

**VILLAGE OF GRAFTON
JOINT PLANNING COMMISSION
AND REGULAR COUNCIL MEETING
JANUARY 27, 2026
7:00PM**

Present for roll call were Romes, Campbell, Kitts, Kilgore, and McCort. Also present were Clerk-Treasurer Stephanie Barnhart, Mayor Duke, and HR Director RJ Budway.

PLANNING COMMISSION MEETING

Present for the planning commission is Paul Justy, Ronnie Campbell, and Mayor Charlie Duke.

APPLICATION FOR PRELIMINARY PLAT REVIEW FOR SUBDIVISION FOX RUN NO. 9

This phase is 29 lots off of Huntington Hollow and Fox Run. The lot sizes vary from 16,000 square feet to 38,000 square feet. Minimum required for code is 9,750. Lot width at the building setback line is 90 feet minimum. Code requires 65 foot. The plan shows an emergency stone access drive from the cul-de-sac or Huntington Hollow to Commerce Drive.

And that will only be for emergency access only. They proposed some chains up there just to keep the traveling public out of the needs of the safety services. It's not public. It is only a preliminary plat review. Mr. Justy believes it can get to the back of Carlisle but no further.

Motion to approve preliminary site plan of phase one made by Mr. Justy. Mayor Duke seconds.
Vote: All AYES

REGULAR COUNCIL MEETING
MOTION TO APPROVE MINUTES

McCort motions to approve minutes. Kitts seconds. Vote: All AYES

MOTION TO PAY BILLS

McCort motions to pay bills. Kitts seconds. Vote: All AYES

MOTION TO READ ALL ORDINANCES AND RESOLUTIONS BY TITLE ONLY

McCort motions. Kitts seconds. Vote: All AYES

MAYOR'S UPDATE

- Thanks to the police department and fire department for working hard in the snow.
- Thanks to the electric department for handling downed lines or when trees fell on lines.
- Next council meeting will be preceded by a town hall on Beacon Park.

VA REPORT

Out due to flu, no update.

POLICE

- 2013 Taurus is no longer working and is retired.
- Found two 2025 Ford Explorers for \$44,000 a piece. Needs a letter of intent to hold one or two, budget willing.

Motion to make actions to hold for two made by Campbell. Seconded. Vote: All AYEs

FIRE

- Seeing 1.4 calls on average a day.
- Station 1 has temporary warning centers.
- Tomorrow night, University Hospitals will be out for the 2026 protocol rollout training.
- There is continued interest from our members in joining the county tech team.
- This is the last year of the tech team contract, and based on their residency, they are required to have one hazmat tech and two people on the specialty technical teams. Currently they have one trained member and one member in training, so they meet the requirements.

REPORTS AND COMMENTS FROM THE PUBLIC

Eddie - Letting council know they are petitioning for a B6 liquor license (Sunday sale, 10am-midnight). It gets turned in at the end of the month and will be on the May ballot.

ORDINANCES

- **ORDINANCE # 26-003 APPROVING THE RECOMMENDATION OF THE CHARTER REVIEW COMMISSION TO REVISE ARTICLE X1V OF THE CHARTER FOR THE VILLAGE OF GRAFTON DECLARING AN EMERGENCY**
- **ORDINANCE # 26-004 APPROVING THE RECOMMENDATION OF THE CHARTER REVIEW COMMISSION TO REVISE ARTICLE VI, SECTION 1 OF THE CHARTER FOR THE VILLAGE OF GRAFTON DECLARING AN EMERGENCY**
- **ORDINANCE # 26-005 APPROVING THE RECOMMENDATION OF THE CHARTER REVIEW COMMISSION TO REVISE ARTICLE V OF THE CHARTER FOR THE VILLAGE OF GRAFTON DECLARING AN EMERGENCY**

MOTION

MOTION TO A QUOTE FROM DEZURIK FOR A DIGESTER VALVE FOR THE WWTP AT THE COST OF \$14,755.00

Motion to table this item until the next council meeting to have Andrew present to discuss. Vote: All AYEs

MISCELLANEOUS AND UNFINISHED BUSINESS

- Budget work sessions on the second Tuesday in February and the fourth Tuesday in February at 6pm.
- Michael, an intern, discusses the proposed DRD. Established by the state of Ohio, it's an economic development tool that's available from municipalities that can help foster economic development in downtown historic areas and also create jobs, local jobs, within the village.

It's an area within the village, no more than 10 acres, surrounded by a continuous boundary that has to include at least one historic structure. And this project can be in place for up to 10 years or a little bit further, up to 30, with school board approval.

The goal with the DRD is to reinvest money back into the downtown area as much as possible. Whenever there's some sort of investment in the property, its property value increases, causing an increase in the property tax which is split two ways. 70% of it goes to a special fund called the DRD fund, and the remaining 30% flows to the regular taxing authorities.

Loans can be used from this fund for historic and non-historic property improvements. as well as fund public infrastructure in and around the district. And that's particularly usually for streetscape improvements and economic development activities or initiatives like Main Street Crafting or even special improvement districts to help improve the infrastructure downtown. It can't be used at all for any purely residential projects.

A public hearing will be held going into a lot more detail about the program, and then council will either adopt the ordinance or not.

EXECUTIVE SESSION

Motion to go into executive session made by McCort. Seconded by Kilgore. Vote: All AYES