

# Clayton Living

FOR THE RESIDENTS OF THE CITY OF CLAYTON



## VIP Winners Announced

During the cold chill of the Ohio winter, Clayton City Council was still busy recognizing two different property owners for the various VIP programs during the winter months. The Fall/Halloween VIP winner was Ms. Burks on Dominican Drive. Ms. Burks' property was the winning home out of a dozen properties nominated for the best fall and/or Halloween decorations during the month of October. The Schmaus family was recognized as the 2021 Holiday VIP winner. Their Summersweet home beat out 6 other properties during the holiday season.

Congratulations to all the winners and other properties who were nominated!

City Council loves recognizing Clayton residents who have beautiful yards and thoughtful landscaping, especially after the cold and snowy winter season, and to that end, the city will once again be accepting Spring VIP nominations through the end of May. Residents can nominate neighbors or themselves for beautifully landscaped spring gardens and yards. Nominations can be submitted by either calling the office, 937-836-3500 or emailing Jack Kuntz at [Jkuntz@clayton.oh.us](mailto:Jkuntz@clayton.oh.us). Please make sure to nominate early when the beautiful new spring flowers are in full bloom! ☀️



## Clayton Website Wealth of Helpful Info

Clayton's administrative staff works tirelessly to ensure the city's website is constantly up to date. It's not only a great resource for daily information and up to date announcements but is also a great way to contact city staff about any assortment of issues. Residents may email property maintenance concerns, file for zoning permits, register their homes for vacation watches and/or report potholes or leaky fire hydrants in the public right-of-way. There is also a calendar of city events located on the front page, recent headlines, and an assortment of various topics under each department which can assist residents and property owners with any number of issues or concerns. The website and the city's various social media platforms (which can be directly linked on the front page of the city's website) are all great ways to stay connected to current events in your community. To find out more, go to [www.clayton.oh.us](http://www.clayton.oh.us). ☀️



Above: Ms. Burk and Mayor Stevens  
Right: The Schmaus Family and Mayor Stevens



# Greetings Friends and Neighbors!

The signs of Spring are everywhere! The morning sun is rising a little earlier, the temperatures are warming, motorcyclists are out, and baseball is in the air. We made it through the dreary winter months and now it's time to welcome the change of seasons with a deep breath and a fresh view.

The Clayton Parks Advisory Commission is sponsoring a park cleanup day on April 23, from 10am - noon. If interested in volunteering at Hardscrabble, Northview, or Westbrook please be there a little before 10am. A representative from the Parks Commission will direct efforts. Supplies will be provided by the city. This is a great opportunity to get out to visit our parks and enjoy some fellowship. I hope to see you there!

We are making some exciting changes to our business operations at Meadowbrook at Clayton beginning in April. The city has taken over the day-to-day management of all event facility functions at Meadowbrook. Amanda Fritz has been hired as our Events Manager. She will work on-site to coordinate all aspects of your successful event. Clients will also now be able to bring a caterer of their choice. We have a perfect space configuration for your party, wedding, celebration, or golf outing. Amanda has broad experience and background in the hospitality industry, and we're confident her knowledge and personal touch will make your time with us more enjoyable and less stressful! The golf course is in great shape and we're upgrading the facility entrance. We're also working on creating additional community opportunities at Meadowbrook, including adding pickleball courts this year, to fully utilize this excellent community asset. If you haven't been to Meadowbrook lately, please make it a point to visit soon.



Please make sure you are following the City of Clayton on Facebook, Twitter, NextDoor and YouTube. Social media is the most cost efficient and effective way for us to communicate. You will be more informed of city events and information, and you can comment and ask questions. Look for opportunities like our annual Easter Egg Hunt, Community Open House, Movie in the Park, Labor Day Fireworks, the Document Shredding Event, Sweep Clean Clayton, and many more. Your direct connection to your city is as close as your computer and phone!

It is an exciting time to live in Clayton. I hope each of us will make it a point to know our neighbors, patronize our businesses, and enjoy the many amenities the city has to offer. A stronger community is a better community. Have a happy and healthy Spring and Summer...and thanks for making Clayton your home.

Best Regards!

Mike Stevens, Mayor  
(937) 603-5211  
[mstevens@clayton.oh.us](mailto:mstevens@clayton.oh.us)



## Park Improvements and New Development Projects Move Forward

Although it's still early in 2022 the new year is already shaping up to be a busy year for new development projects and park improvements throughout Clayton.

Three new residential projects were approved between the middle of 2021 and the beginning of 2022 resulting in groundbreaking projects scheduled for the near future.

- Grand Villas of Clayton, a market rate multi-family project located off of Hoke Road, to the rear of Village of North Clayton, received their final zoning approval midway through 2021. This project, which will target empty nesters, retirees, and young professionals, will introduce 128 new units with attached garages, ponds and an activity center to the Clayton community. This project is slated to break ground midway through this year.
- Hunter's Path, a new single-family project which will target young families looking to come to the Northmont community, will include 125 houses at the northwest corner of Union and Westbrook and will include sidewalks, streetlights, three ponds with fountains, a centralized community park, open green space throughout and a multi-use path on the exterior of the community site. This project received their final approval in early fall and is scheduled to be breaking ground in mid-2022 as well.
- Finally, Oakes Tree Development received their final platting approval for Phase 3 of the Wenger Village project. This project will finish off the originally approved Wenger Village development located just east of the corner of Wenger and Crestway. Built out in accordance with the original community approval, this project will offer new single-family homes in both the patio style and traditional two-story models. This project is also scheduled to break ground by the end of 2022. These three projects represent

a significant investment from builders and developers in the Clayton and Northmont community and will help the city's efforts to continue to grow the community in a smart fashion.

While the city landscape will continue to grow over the next 5-10 years with these handful of new residential projects, City Council continues to invest heavily in the community's existing park system. All of Clayton's existing parks will see significant improvements throughout 2022.

- Clayton Park at Hardscrabble underwent complete restroom renovations in 2021, as well as the improvements made to the dugouts and bleacher systems at the ball fields. In 2022, the Service Department will oversee the complete resurfacing of the facility's parking lots, including the upper parking lot along Salem Street. The Service Department will also be moving the gravel and rock staging area from the upper parking lot to another city location after the upper parking lot's resurfacing.
- Northview Park recently received an Ohio Department of Natural Resource grant to install a new ADA compliant parking lot at the park as well as to widen and resurface all the walking paths throughout the greenspace. The parking lot will be located at the former basketball court site and is currently out to bid. Clayton staff also submitted a CDBG grant to Montgomery County in 2021 for an all-inclusive playground which will be connected by the newly widened path to the new parking lot allowing residents of all abilities to access the new playground. Staff hopes to receive word about the success of this grant application by spring.
- Westbrook Park is scheduled to have the entire path system in the middle of the park, including the sections connecting the newly refurbished disc golf course, totally resurfaced in 2022. This long overdue project will provide all residents with a safer trail system to walk and enjoy the park. Staff also submitted a CDBG grant application to Montgomery County in 2021 to totally renovate and refurbish the restroom facilities at Westbrook and not only open them but bring them into ADA compliance making the parks more user friendly to residents of all abilities. Staff should receive word about this grant application in the spring as well.
- After receiving an overwhelming positive response from the community survey about pickleball last year, Clayton is in the process of putting together plans to install new pickleball courts at the former swimming pool location at Meadowbrook at Clayton in 2022. This project should be scheduled by this spring and the city is hopeful residents can begin enjoying these courts this fall. ☀️



## Meadowbrook at Clayton

### GOLF

Meadowbrook Golf Course ended its season strong with 22,005 rounds of golf played in 2021. We look for another record-breaking year in 2022. The course continues to be maintained and in tip-top shape thanks to the efforts of the golf grounds crew. Golf season passes are now on sale in the Pro Shop and online at <https://meadowbrookatclayton.com/season-passes>. Don't forget, Clayton residents receive not only a discount on season passes but also green fees. Go to <https://meadowbrookatclayton.com/rates> or call the Pro Shop at 937-836-6353 for additional details.

We were excited to bring back the Fall and Winter Simulator leagues after a hiatus due to COVID. Leagues were held in the evenings four days a week. The simulators continue to be open for play throughout the year to warm-up before going out on the course, to get your round of golf in even if rain spoiled your plans, or as a fun activity for a birthday celebration. For more information, call the Pro Shop at 937-836-6356 or visit <https://www.meadowbrookatclayton.com/simulators>. We hope to see you on the course this Spring!

### EVENT FACILITY & FOOD OPERATIONS

There have been various changes to Meadowbrook Event Facility's operations in the past couple of months. We are excited for this new chapter for Meadowbrook at Clayton!

- **New Event Manager** - The City of Clayton has hired Event Manager, Amanda Fritz, to communicate with vendors, clients, city officials and staff to retain customer loyalty and ensure successful organization of events at the internal and external level. She will also be responsible for the concession operations that support the golf operations.

- **Outside Caterers & Vendors** - Meadowbrook no longer has an onsite caterer and thus, is permitting licensed outside vendors for events and outings.
- **New Revenue Sources** - In addition to concession operations, the City of Clayton has taken over the liquor license for Meadowbrook thus creating additional revenue sources.



### Coming this summer...

- **Snack Bar (formally the Grill)** - Changes will include extended hours, online ordering available for pick up at the turn, sandwiches, and salads available from Rich Taste Catering, and concessions available for purchase in the Pro Shop. Stayed tuned to our social media and website for more details!

Meadowbrook at Clayton still has availability to host your special event in 2022 and 2023. To view the event spaces, go to <https://meadowbrookatclayton.com/event-rental-rooms>. To schedule a tour or for questions, contact Amanda Fritz at [afritz@clayton.oh.us](mailto:afritz@clayton.oh.us) or 937-836-1820. Let us work with you to ensure your special event exceeds all expectation! ☀️



**CITY OF CLAYTON PRESENTS**  
AN "EGG"CELLENT

# **EASTER EGG HUNT!**

**Meadowbrook at Clayton**  
**6001 Salem Ave**

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**SATURDAY, APRIL 9TH**  
**9:30AM**

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**Age Groups: 0-3, 4-6 & 7-9**  
**Bring your own baskets**

# Get Clayton's 2022 Events on Your Calendar Today!

Below is the schedule of Clayton's 2022 events. Please follow the city on all its social media platforms or check out the city's website at [www.clayton.oh.us](http://www.clayton.oh.us) for additional details and information on these events throughout the year as well as additional events as they are added.

## Clayton's Easter Egg Hunt April 9th, 9:30 am

Meadowbrook at Clayton, 6001 Salem Avenue

Bring your own baskets for Clayton's annual Easter Egg Hunt. Age groups are 0-3, 4-6 & 7-9. Clayton's Easter Bunny will be at the event to cheer on the participants as they look for eggs at Meadowbrook at Clayton. Rain or shine. Event starts right at 9:30 and will go fast, so make sure you're there on time.



## Movie in the Park August 19th

Celebrate the first week of the new school year with Clayton's annual Movie in the Park. The movie will start showing at dusk on Friday, August 19th at Meadowbrook at Clayton, 6001 Salem Avenue. Free to all community members. Please feel free to bring your own snacks and beverages. No alcohol is permitted. Families are free to bring blankets or chairs to enjoy the movie outside on Meadowbrook's driving range. Restroom facilities will be open.



## Sweep Clayton Clean

May 21st & October 22nd  
200 Woolery Lane

Dumpsters are available starting at 8 am until the dumpsters are full with a hard cut off at 12 noon. Clayton residents may dispose of junk, storage, furniture, wood, tree limbs and yard debris. Refrigerators may be dropped off if the freon has been drained. Free to residents.

\*No Liquids, Paints, Freon, Tires, or Hazardous Items will be accepted. Chipper will be available for tree brush.

## Clayton Shredding Event July 9th from 9-11 am

Clayton Government Center,  
6996 Taywood Rd.

Items that may be shredded include: paper records, tapes, credit cards, cd's and microfilm. Shredding will be performed by Document Destruction. Residents are limited to 4-boxes/bags per resident. This event is free for Clayton residents. Absolutely no business or home business documents will be accepted. Please enter the Government Center from Taywood Road as vehicles will be exiting at the Old Salem Road access.





## Labor Day Fireworks and Festival September 4th

Meadowbrook at Clayton and the Clayton Parks Advisory Commission is hosting their Annual Labor Day Festival & Fireworks on Sunday, September 4th at Meadowbrook at Clayton, 6001 Salem Avenue. Join us for free hot dogs, cotton candy, snowcones and popcorn and be entertained by Northmont's music program, face painting and bounce houses. After the festival, grab your blanket or lawn chair and enjoy the region's best fireworks starting at 9 pm. Festival begins at 7:00 pm.

## Costumes and Carvings October 23rd, 1-3 pm

Meadowbrook at Clayton,  
6001 Salem Avenue

All kids, grade K-8 are invited to this annual fall event. Pumpkin carving contest for all ages. Pumpkins and carving tools will be provided. Come dressed in your costumes for the costume contest following pumpkin carving. Goodie bags will be handed out at the end of the event.



## Breakfast with Santa December 10th, 9-11 am

Meadowbrook at Clayton,  
6001 Salem Avenue

Clayton's annual Breakfast with Santa is back this year! Only 200 Tickets are being sold and tickets go on sale November 14th. \*No advance sales prior to November 14th and no holds. Tickets must be purchased in advance of the event at the City of Clayton Government Center; \*Seating is assigned so if you'd like to sit with friends and family please inform staff when purchasing tickets. Since seating is limited, we do not guarantee groups will be sat together but we will try our best. Purchase tickets at the City of Clayton Building, 6996 Taywood Rd.

## Government Academy September 14th, 6-8 pm

Clayton residents are now able to sign up for the 4th annual Government Academy. All residents are eligible to sign up for this free class and it will remain open for the first 15 residents to do so. The academy is a six-week course, starting on Sept. 14th, every Wednesday from 6:00 pm- 8:00 pm. This interactive class is extremely informative to every resident who attends. We only ask if you do sign up, please be able to commit to attending every session. To sign up, please contact Jack Kuntz at 937-836-3500 or [jkuntz@clayton.oh.us](mailto:jkuntz@clayton.oh.us).





## Reminder: Springtime Means Fire Hydrant Flushing

Just a quick reminder the fire department begins their annual hydrant flushing program at the beginning of April and will run through June. Clayton has over 830 fire hydrants that will be inspected and tested during this process. During hydrant flushing, the water in your home may have a rusty appearance. The discoloration doesn't affect the safety of the water. If you notice discoloration, run cold water for several minutes to clear the lines. The water should run clear in a few minutes. Toilets should also be flushed once or twice. If pressure or volume seems low at faucet locations, check your faucet screens for trapped particles. If you see the Fire Department working on a hydrant, please drive carefully and provide the same courtesies you would any other road construction crew.

If you have any questions or concerns about the fire hydrant flushing process, please call the Fire Department at 937-836-3500.



**CITY OF CLAYTON  
ADOPT A ROAD  
LITTER PROGRAM**

**YOUR GROUP  
NAME HERE**

## Adopt-A-Road Program Cleans up Streets

Keeping your city clean and beautiful is one of the best things the community at large can do to assist their local jurisdiction on a daily basis. Doing it as a group is even better. With winter months melting away to spring there is always a lot of loose trash and debris along the sides of the road. The Clayton Service Department introduced the "Adopt-a-Road" program last year and is looking for new partnerships once again for 2022. This program provides community minded groups supplies, direction and assistance on cleaning up our area roadways once a month during the warmer months of the year. The city will also put a sign up along your designated area recognizing you and your group's hard work and dedication to Clayton. For more information, please go to <https://www.clayton.oh.us/549/Adopt-a-Road> or to sign up today, please contact Randy Sanders at 937-836-3500 or [dsanders@clayton.oh.us](mailto:dsanders@clayton.oh.us). ☀️

## Republic will Replace Broken Totes

Did you know that Republic Services, the contracted refuse hauler for the City of Clayton, will replace broken trash and recyclable totes if you call them? Call 1-800-543-1339 or 937-268-8110 today to request a new tote if yours is broken. Replacement totes are normally delivered the following scheduled pick-up day. ☀️



## Clayton Recognizes Recent Retirees and Promotion

The City of Clayton Police Department proudly recognized the careers of Officer Bryan Fitzwater and Sergeant Dan Hamlin upon their retirements earlier this year.

Sgt. Hamlin began his career with Clayton in 1993 and spent time as a member of the Clayton Special Response Team, was an Evidence Technician and was a member of the Clayton Bike Patrol. As a Field Training Officer, he helped mentor many of the Clayton Police Officers working today. Hamlin was promoted to Sergeant in 1997 and spent 3 years as the Detective Sgt. before transferring to the midnight shift where he worked patrol for 13 years. He also served Clayton as the Patrol Supervisor, Training Officer and Montgomery County OVI Task Force member. Officer Fitzwater proudly served Clayton for 25 years, starting in 1997 before retiring in the middle of January this year. During Fitzwater's over two decades of dedicated service, he served on the Clayton Bike Patrol, as a Field Training Officer, Evidence Tech, Firearms Instructor and on the SRT Team. Both Officer Fitzwater and Sgt. Hamlin will be greatly missed and the entire community wishes them happy retirements!

Shawn Schutte was promoted as Clayton's newest Sergeant after Sgt. Hamlin's retirement. Sgt. Schutte previously had been the department's Detective since 2017. Schutte first started with the Clayton Police Department in 2011 and is a graduate of the Supervisor Training and Education Program in 2020. In addition to now being the 3rd shift commander, he's also the Chemical Aerosol Instructor and coordinates the Shop with a Cop Program and the Clayton Police, Fire and Road Annual Open House. Congratulations Sgt. Schutte on your new role with the Clayton Police Department! ☀️



## Firefighters Receive Prestigious Awards For Bravery

On November 5, 2021, the Clayton Fire Department was awarded the Robert B. Jacob award of Merit by the Hundred Club of Dayton. This award recognizes local firefighters who have demonstrated unusual bravery or gone above and beyond the call of duty. The Clayton Fire Department Ladder 85 crew on March 10, 2021, was dispatched along with other Clayton, Englewood, and Union Fire Collaborative units to a house fire with a child trapped on the second floor. Upon Clayton Ladder 85's arrival, they located the child at the rear of the house in an upstairs window, unable to get out of the house as the fire was rapidly progressing at the interior door. The team quickly deployed a ladder to the second-floor window to rescue the child seconds before the room was engulfed in flames. If not for the quick actions and teamwork of the crew, the outcome would have been tragic.

The Clayton Fire Department would like to congratulate the crew of Ladder 85 which consisted of lieutenant Matt Bakan, firefighter John Stevens, firefighter Zac Garver and Battalion Chief Darren Wiseman for receiving the award. The Clayton Fire Department would also like to thank the Hundred Club of Dayton for the award and the assistance they provide to families of firefighters and police officers. The Hundred Club of Dayton provides scholarships to children of firefighters and police officers as well as providing assistance to families who have lost a loved one the line of duty. ☀️

# Planning & Zoning Corner

## By the Numbers (2021 Annual Numbers Compared to 2020)

	2021	2020
Total Zoning Permits:	124	117
New Residential Construction:	4	1
Accessory Structures:	38	47
Residential Additions:	24	30
New Commercial Construction:	0	0
New Commercial Additions:	0	0
Investment in Clayton County	\$2.7 million	\$1.6 million
Zoning Permit Fees	\$8,382	\$6,602

- With the Spring months upon us, new home projects will begin to pop up around the city. If you are in the process of planning a new shed, home addition, pool, deck or some other type of home improvement, remember to please contact the Clayton Zoning Department (937-836-3500) to inquire about all pertinent zoning permits and requirements for your project. Taking a few minutes today before your project begins can save you considerable time and money later!
- Zoning permits can be submitted to Clayton online now. Please go to: <https://claytonoh.portal.iworq.net/portalhome/claytonoh> to submit your application online today.
- Two planning recommendations made by the PLAN Clayton Implementation Committee to City Council in 2021 are moving forward in 2022. Staff will be working with outside consultants on undertaking both a Housing Inventory Study as well as a Thoroughfare Plan Project. Both projects have been deemed essential to the future of Clayton ensuring they city’s smart growth philosophy continues to be followed. The Housing Inventory Study will identify what the current housing stock offers new and existing residents while also detailing where future opportunities exist. The Thoroughfare Plan Project will assist in identifying what the city’s future infrastructure should consider, including road sizes and future walkability opportunities as the city continues to grow.
- The City of Clayton, in partnership with the Montgomery County Regional Planning Commission, has developed a beta version of a GIS map for the City of Clayton. Residents can now go online and view information about properties including zoning data and additional property layers. To check out the Clayton GIS beta map, go to: <https://www.arcgis.com/apps/webappviewer/index.html?id=190a2e30e513461cb2dbc817d549da8c&extent=-9392011.6252%2C4846494.0761%2C-9386584.5962%2C4849341.3554%2C102100> ☀️



## Spring Cleaning Assists Code Enforcement Program

Spring is a good time to walk around your property to ensure it’s clear of any property maintenance violations. Our code enforcement officer conducts exterior inspections of every neighborhood throughout the year and works with residents to let them know if there is a violation and what needs to be done to bring the property into compliance. Things such as junk and debris, unlicensed and inoperable vehicles and high grass are common issues with properties. Clayton offers free “Sweep Clayton Clean” events in May and October which residents can use to dispose of brush, yard waste and junk and debris free of charge. Residents may also dispose of yard waste in their normal trash cans or tying them into manageable bundles measuring 4’ or less in length. Keeping your home free of peeling paint, clogged gutters and detached downspouts also protects the structural integrity of structures and will limit more significant repair costs down the road.

The benefit of having a proactive code enforcement program in establishing the aesthetic appeal for which Clayton is known but also ensures stable and improving property values throughout our community. Last year, Clayton’s code enforcement program had a compliance rate of over 93% on the almost 900 property maintenance violations issued to property owners across Clayton. That’s an increase of over 200 violations from 2020. If you have questions regarding code enforcement or want to report a concern, please call Darryl Swafford at 836-3500. ☀️



## Clayton Partners with Montgomery County to Remove Blight

The City of Clayton City Council recently partnered with the Montgomery County's Board of Commissioners in razing two dilapidated and dangerous residential structures from the Clayton community. This project was funded by a \$50,000 CDBG grant awarded to the City of Clayton by Montgomery County. The structures were located at 5788 Summersweet Dr. and 222 Obispee Ave. Steve R. Rauch, Inc. was the contractor for this project, which was completed by the first week of February. Both of the properties included with this project were dangerous structures and public eye sores within their respective Clayton neighborhoods. Clayton City Council wishes to thank the Montgomery County Board of Commissioners for awarding the CDBG grant and continuing to assist Clayton in providing great neighborhoods and community services to the Clayton community. ☀

## Municipal Tax Assistance

CCA, the City of Clayton's contracted agency to collect municipal income tax, has continued to assist residents throughout the first quarter of 2022 in preparing local municipal income tax returns. With the tax filing date rapidly approaching on April 18th, there continues to be one date remaining where a representative from CCA will be available to assist residents in completing their 2021 municipal income tax return at the Clayton Government Center offices. Assistance is by appointment only between the hours of 9:00 a.m. and 3:00 p.m. on Monday, April 11th. To schedule an appointment call Eric Hein at 216-857-3174.

## Income Tax Reporting

A quick reminder if you now permanently work from home instead of your employer's office headquarters, it's now required per state law to change your local tax withholdings to Clayton. This simple change will most likely lead to a decrease in your total city taxes paid. If you have any questions about this change, please feel free to contact Clayton's Finance Director Kevin Schweitzer at 937-836-3500 or email [Kschweitzer@clayton.oh.us](mailto:Kschweitzer@clayton.oh.us).



## New Street Sweeper Helps to Keep Clayton Beautiful

Clayton City Council approved the purchase of a new RAVO Street Sweeper in early 2022 with the goal of saving taxpayer resources while continuing to do everything in the city’s control assisting in keeping Clayton beautiful. Previously the city hired a contractor to sweep streets three times a year as well as a vac-all truck to clean out catch basins as part of the city’s regular agreement with the Environmental Protection Agency. The RAVO street sweeper is a dual performance machine which accomplishes both tasks, providing the city with considerable cost savings over the life of this new piece of equipment. It will also enable the city to enhance its efforts to beautify streets throughout the community as well as remove leaves from catch basins to maintain appropriate drainage. The new street sweeper includes a number of new features enhancing the quality of service; the model was specifically selected to enable sharp turns improving services in cul-de-sacs, maneuverability around parked vehicles, and removing grass and weed growth from curbs. ☀️

Communication is one of the most important aspects of a growing and thriving community. Clayton releases quarterly newsletters. Two, spring & fall, are mailed to each residents and the summer edition is released online. Sign-up to receive the electronic editions sent directly to your inbox by visiting the ‘Notify Me’ section on the City’s website then sign-up and select the ‘newsletter’ category.



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### Follow us on social media

