

BEAVERCREEK PLANNING COMMISSION
REGULAR MEETING, January 4, 2023

PRESENT: Mr. Ayers, Mr. Duiker, Mr. Loftis, Mr. Meyer, Mr. Self

ABSENT: None

Chairman Self called the meeting to order followed by roll call.

Mr. Duiker MOVED approval of the agenda. Motion was seconded by Mr. Ayers and PASSED by majority voice vote.

Mr. Ayers MOVED approval of the December 7, 2022 minutes. Motion was seconded by Mr. Meyer and PASSED by majority voice vote.

PUBLIC HEARINGS

PC 23-1 ASRA, Sheetz Convenience Store & Gas Station

Clerk Gillaugh read the public notice on an application filed by Skilken Gold Real Estate Development, 4270 Morse Road, Columbus, OH 43230. The applicant requests an Administrative Site Plan Review and Approval (ASRA) for 1.449 acres of land to construct a 6,139 square foot convenience store and gas station. The property is located on the northeast corner of N. Fairfield Road and Beaver-Vu Drive further described as Book 5, Page 7, Parcel 35 on the Greene County Property Tax Atlas.

David Bruckelmeyer with Sheetz, stated their company started in the 1950's and is based as a convenience store/restaurant. He said he knew they were a gas station, but they are a restaurant with made to order offerings. Mr. Bruckelmeyer explained they are known for their business to be a good, clean and safe place to stop.

Mr. Burkett summarized the staff report dated December 30, 2022, which stated the applicant is requesting approval of a detailed site plan to allow for the construction of a 6,140 square foot gas station on 1.449 acres. He discussed the location of the property, what currently exists on the site, the zoning classification, the surrounding properties' zoning districts, the topography of the site, the proposed site plan, the proposed access points, the drive-thru window, the parking requirements, the landscaping requirements, the elevations of the building, the building materials, and the signage requirements. Staff recommended approval of the case with 17 conditions.

There being no public input, the public hearing is closed.

Mr. Meyer suggested adding a sign stating not to block the intersection at the Beaver Vu Drive entrance. Mr. Burkett stated he could talk to the City Engineer about getting a sign placed in the right-of-way.

Mr. Loftis was concerned about the traffic pulling out of the Beaver Vu Drive access point and if there would be a line-of-sight issue because of the topography. Mr. Burkett explained there would not be a line-of-sight issue and discussed how the topography would be graded in that area as well as the

landscaping that would be installed. Mr. Loftis questioned if there was anything that could be done regarding the stacking in the drive-thru. Mr. Burkett said they had discussions with the applicant, and he felt comfortable they were going to be able to meet the stacking requirements. He stated a condition could be added if stacking becomes a problem requiring more pavement markings or signage. Mr. Loftis felt that if a condition could be added, it would make him feel a lot more comfortable.

Mr. Ayers asked if this area fell within the Impact Fee District. Mr. Burkett said no. Mr. Ayers questioned if staff had considered making the access onto North Fairfield Road a right-in/right-out only for safety and congestion issues. Mr. Burkett said there is a left turn lane on N Fairfield Road they would be turning left into the site from. He said since they will be in the left turn lane for the light they would not be impeding any through traffic. He believed they proposed this type of entrance so their trucks could get in and out of the site, and the Fire Department had comments about the type of pork chop pavement needed to make sure they had the mobility they needed around the site as well.

Mr. Ayers asked if there were any other thoughts they had on mitigating the traffic impact in the area since it is already a congested area on Beaver Vu Drive. Nick Smith, Assistant City Engineer, explained the applicant submitted a traffic study. He said the study determined there would be no level of service change at the intersection. Mr. Smith discussed what was found in the traffic study, and explained what a level of service meant. Mr. Ayers believed they did not consider anything else to mitigate the traffic in the area then. Mr. Smith said it did warrant a left turn into the site on Beaver-Vu Drive to get the stacking out of the through lane. He stated the study did determine there would not be issues created with a full-in access on North Fairfield Road but for safety issues it needed to be a right-out only.

Mr. Duiker asked if the traffic study stated where the predominant amount of traffic would come from into the site. Mr. Smith said yes, from the north was 40%, south was 50% and 10% from the east. Mr. Duiker questioned if there was a concern with the left turn lane on Beaver Vu Drive and people turning into the site. Mr. Smith explained what was proposed on the plan is what the traffic study called for. Mr. Duiker asked if he was confident with the results. Mr. Smith said yes.

Mr. Duiker questioned if there was only one handicap parking space. Mr. Burkett explained there were two, and showed where they are located on the site. Mr. Duiker asked what the standard time frame is to move a car through the drive-thru. Mr. Bruckelmeyer explained there is a touch screen for them to order, but their intention is to have orders ahead of time. He said if they order at the touch screen it is probably a three-minute wait, and stated they do less than 10% of their food sales business through the drive-thru. Mr. Duiker questioned if it is a corporate standard of three minutes or less to serve a customer at the drive thru. He said he was asking because of how the Code determines the stacking requirements. Mr. Bruckelmeyer said he did not know if there was a corporate

standard, but he did know the average was around the three-minute mark. Mr. Duiker asked Mr. Burkett to explain his answer to Mr. Loftis' question about the stop sign. Mr. Burkett explained there would be a stop sign at the exit point at the Beaver-Vu Drive access, and there is an existing stop sign at the back access to Kroger. He stated it is not a free flow of cars, so a person would be able to understand where the car is going when pulling out from either stop sign onto Beaver-Vu Drive. Mr. Duiker questioned if the existing access into the Kroger access point is going away. Mr. Burkett said yes.

Mr. Self asked if the catch basins for the storm water runoff have the oil separators in them. Mr. Burkett explained they would have to meet all EPA requirements. Mr. Self questioned if there was already a left turn lane on Beaver Vu Drive that allows people to turn left into Kroger. Mr. Burkett said no, but one is proposed with this development. Mr. Self referred to the impervious surface, and said they have 11 more spaces than needed and thought the two parking spaces in the southeastern corner of the parking lot could be removed and made into a landscaping area. Mr. Burkett deferred that question to the applicant. Mr. Self asked if the radius in the southwest corner was the minimum amount for the large trucks. Mr. Burkett said they needed that for the large trucks and explained there were a couple spaces there for the air pumps.

Mr. Self asked if this was going to be a 24-hour operation store. Mr. Bruckelmeyer said yes. Mr. Self questioned if the applicant had issues with losing those two parking spaces in the southeast corner. Mr. Bruckelmeyer stated in the parking calculation it includes everyone at the fuel pumps, and those two spaces are primarily going to be used for employee parking. Mr. Self asked what the percentages were for those that just get fuel versus those that come into the store to purchase items. Mr. Bruckelmeyer said he did not have exact numbers, but there was a large number that do come into the building. He estimated 70% to 80% come into the building.

Mr. Self questioned if taking those two parking spaces away will mess up their parking calculations. Mr. Burkett said from the way parking is calculated in the Code they are over parked, but those are minimum numbers. Mr. Self asked if anyone considered running the drive-thru the opposite way. Mr. Burkett explained the window would be on the wrong side of the car.

Mr. Meyer asked what side of the building the pick-up window was. Mr. Burkett explained it was on the north side of the building. Mr. Meyer said they would have five cars stacked to the ordering point then more cars stacked to the window. Mr. Burkett said that was correct, but the way they base the calculation is from the first point of contact which would be the ordering station. Mr. Meyer and Mr. Burkett discussed the parking for the bowling alley, and said staff may have to address it if it is an issue.

Mr. Loftis MOVED to approve PC 23-1 ASRA with 17 conditions:

1. The approved site plans for this development shall be the plans stamped

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“Received December 28, 2022”, except as modified herein.

2. The approved architectural elevations of the principle structure shall be the plans stamped “Received December 8, 2022”, and the approved architectural elevations of the canopy shall be the plans stamped “Received December 9, 2022” except as modified herein.
3. A detailed landscape plan shall be reviewed and approved by the Planning Department prior to the execution of the required Development Agreement and the release of any zoning permit for this project. The final landscape plans shall show planters to be included within the outdoor patio area. The Development Agreement must be signed by the owner and a bond or letter of credit for the required site landscaping must be submitted prior to the release of a zoning permit for any portion of the project for the purpose, but not for the sole purpose, of insuring the installation of landscaping. Said bond or letter of credit must meet the requirements of the City’s landscaping and screening regulations.
4. Perpetual maintenance of landscaping shall be provided and any dead or diseased materials shall be removed and replaced with similar types, species and sizes as originally planted, within three months, weather permitting.
5. Wall signage shall be limited to the signage shown on the architectural elevations. The ground sign shall be limited to 32 square feet per sign face and five feet in height, and shall be mounted on a brick or stone base that is at least one feet in height. The final design and location of the ground sign shall be reviewed and approved by the Planning and Development Department prior to the release of a zoning permit for the signs.
6. Prior to the issuance of a zoning permit, final cut sheet details and photometric plans for lighting of the site shall be reviewed and approved by the Planning Department. No pole shall be located in the paved area of the parking field and all fixtures shall be full cutoff fixtures. Maximum mounting height for any parking lot light fixture shall be 20 feet. Lights in the parking lot shall be reduced to no greater than 25 percent illumination level within one hour of closing, if applicable.
7. All trash collection containers shall be screened from view and enclosed within a permanent dumpster enclosure or stored completely within the building. Any dumpster enclosure shall be constructed of materials architecturally compatible with the building and have a closable, lockable gate. The gate shall be kept closed at all times except during the active use of the trash container. The final design of the dumpster enclosure shall be reviewed and approved by the Planning and Zoning Department prior to the issuance of any zoning permits.
8. The building exteriors shall not be painted or altered in any way that varies from the approved elevations unless otherwise approved by the Planning

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Department or, if required, by the City Council and/or Planning Commission.

9. Any proposed gutters and downspouts shall be painted to match the adjacent façade. No external gutters and downspouts shall be permitted on the west, south or east elevations.
10. All building mechanical equipment is to be screened from all directions with architectural features (roof forms or parapet walls). Metal screening will not be accepted. Pad mounted equipment must be screened with landscaping and/or masonry walls and shall not be visible to the public.
11. All service doors and man-doors and roof access ladders shall be painted to match the surrounding materials of the building.
12. Debris and trash shall be routinely collected by the owner from the parking lot and grounds of all areas of the project including the storm drainage facilities. The City reserves the right to require more frequent collection as necessary.
13. Final drainage calculations shall be approved by the City Engineer prior to the release of any zoning permits for this project.
14. All concerns of the City Engineer, Fire Department, Sanitary Engineer, Planning Department and the Beavercreek Police Department shall be addressed prior to the issuance of any zoning permits for the project.
15. There shall be no storage or display of retail items permitted under the canopy or on the site, with the exception of immediately adjacent to the front of the primary building.
16. The materials used to construct any retaining walls shall be architecturally similar to the materials used to construct retaining walls in the vicinity of the project. The final materials shall be reviewed and approved by the Engineering Department prior to the release of the zoning permit.
17. Additional striping in the parking lot shall be added to effectively guide drive thru stacking to the west. The design and location shall be generally comparable to the design depicted in Exhibit A, with the final design of being reviewed and approved by the Planning and Development Department prior to the release of a zoning permit.

Motion was seconded by Mr. Ayers. Motion PASSED by a roll call vote of 5-0.

PUD 23-1, Dover/Creek Technologies Rezoning

Clerk Gillaugh read the public notice on an application filed by Dover Real Estate Investment Group, LLC, 2372 Lakeview Drive, Suite H, Beavercreek, OH 45431. The application requests approval to rezone 15.184 acres from I-1, Light Industrial District to C-PUD, Commercial Planned Unit Development to allow for

construction of a multi-phase project that includes storage units, an office building complex, and a conference venue facility. The property is located on the southwest corner of Grange Hall Road and Research Boulevard further described as Book 2, Page 6, Parcel 15 on the Greene County Property Tax Atlas.

Dr. Lea Culver, managing member of Dover Real Estate Investment Group, which is an affiliate company to Creek Technology, which is a government contracting firm that was established in Beavercreek in 2007. He said Dover Real Estate was started in 2017 with the necessity of holding real estate based on the growth and expansion of Creek Technologies Company. Dr. Culver explained Dover has continued to expand the holding of real estate and to the services they provide including commercial office leases, which is out of 2372 Lakeview Drive. He said they have also expanded their services into new residential home construction in Trotwood, and renovating homes in Riverscape and Fairborn, and also offer lease properties of residential homes. He stated they are interested in this property to continue the expansion and growth of Creek Technologies.

Ms. Pereira summarized the staff report dated December 29, 2022, which stated this is a request to rezone 15.2 acres to a Commercial Planned Unit Development. She discussed the location of the property, the Flood Plain area and requirements, the zoning district classification, the Land Use Plan designation, the concept plan for the site, and the permitted uses. Staff recommended approval of the case with five conditions.

There being no public input, the public hearing was closed.

Mr. Loftis asked when they could clear the land. Ms. Pereira explain it could be done now, but they would need to obtain a grading permit from the Engineering Department.

Mr. Duiker said it was his understanding they are rezoning this to an ORP-1 with an exception to the uses to allow for self-storage. Mr. Pereira explained it was being rezoned to a PUD and they are proposing the ORP-1 uses as the guideline of what could be allowed. She said the PUD is the zoning, and stated they are adding the storage units use.

Mr. Self asked about the railway line, and asked who owns it. Ms. Pereira thought it was owned by the Township. Mr. Self said that is not part of this parcel. Ms. Pereira said no.

Mr. Meyer MOVED to approve PUD 23-1 with five conditions:

1. The approved concept plans shall be those plans stamped "Received December 8, 2022" by the City of Beavercreek Planning Department.

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2. The permitted uses within this PUD shall be those uses that are permitted and conditionally permitted in ORP-1 zoning districts, plus self-storage warehouses.
 - a. Self-storage warehouses shall only be permitted within the area marked in Exhibit A.
3. All new buildings shall incorporate four-sided architecture and shall have no apparent rear. All dumpster enclosures shall incorporate three-sided architecture and an opaque front that is constructed of materials that match the new buildings. The buildings and dumpster enclosure shall be designed as required by the Planning Department, Planning Commission and City Council at the Specific Site Plan.
4. There shall be a building setback of 40 feet from Grange Hall Road and from Research Boulevard.
5. The access points and types of access shall be subject to the approval of the City Engineer, Planning Commission, and City Council at the Specific Site Plan.

Motion was seconded by Mr. Ayers. Motion PASSED by a roll call vote of 5-0.

CRA Appointment

Mr. Burkett stated the City has a Community Reinvestment Housing Board that oversees the Community Reinvestment Program. He said they have met twice in the past three years, and said they have not had any applications yet. Mr. Burkett explained CRAs typically go hand in hand if there is an Income Tax, but it is not a requirement. He stated when it was established one of the criteria was one member was to be a Planning Commissioner appointed by the Planning Commission. Mr. Burkett explained in 2020 Mr. Self was appointed to a three-year term, which is up at the end of February. He requested the Commission appoint one Commissioner to serve on the Board for a term of three years.

Mr. Duiker nominated Mr. Self, seconded by Mr. Loftis. Motion PASSED by majority voice vote.

ADJOURNMENT

Mr. Ayers MOVED adjournment at 7:05 p.m., seconded by Mr. Loftis. Motion PASSED by majority voice vote.

Melissa Gillaugh
Deputy Clerk