

BEAVERCREEK PLANNING COMMISSION
REGULAR MEETING, January 6, 2021

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

ABSENT: Mr. Hight

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

Mr. Ayers MOVED to excuse Mr. Hight from the meeting. Motion was seconded by Mr. Loftis. Motion PASSED by majority voice vote.

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

Mr. Ayers MOVED approval of the December 2, 2020 minutes. Motion was seconded by Mr. Meyer and PASSED by majority voice vote.

PUBLIC HEARINGS

PUD 21-1, Trinity Community of Beavercreek

Clerk Gillaugh read the public notice on an application filed by United Church Homes Inc., Nathan Bollinger, 170 East Center Street, Marion, OH 43301. The application requests approval to rezone 36.085 acres from A-1, Agriculture and R-PUD 427 (R-2), Residential Planned Unit Development to R-PUD, Residential Planned Unit Development. The properties are located at 3218 Indian Ripple Road further described as Book 6, Page 7 & 8, Parcels 33, 8 & 3 on the Greene County Property Tax Atlas.

Russ Garber, M&A Architects, stated Trinity is a retirement campus and discussed the types of buildings and different levels of care they provide. He said they want to continue the mission of the product and demographic that they serve, and they want to do more independent living. Mr. Garber stated instead of cottages, they are looking to build a three-story building so they can serve a greater population. He explained this request was to rezone the three properties to a new PUD to simplify the process. Mr. Garber stated they did not have any objections to the conditions in the resolution.

Mr. Burkett summarized the staff report dated December 29, 2020, stating the applicant is requesting to rezone 36 acres on Indian Ripple Road from PUD 427 and A-1 to a R-PUD. He discussed the location of the property, the surrounding properties' zoning districts, the Land Use Plan designation, the proposed permitted uses, the proposed buffer and setback requirements, and several conditions listed in the resolution. Staff recommended approval of the case with eight conditions.

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

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Mr. Loftis asked if Tarleton Drive would ever not be stubbed out. Mr. Burkett said that would come into play if the farm was ever developed, but it would not be connected to this property.

Mr. Self referred to the 50-foot buffer zone and asked if the existing buildings meet that requirement. Mr. Burkett said that is correct.

Mr. Loftis MOVED to approve PUD 21-1 with eight conditions:

1. All conditions of PUD 427 shall remain in full force and effect except where modified herein.
2. The concept plan stamped "Received December 3, 2020" is the approved concept plan and shall be incorporated as part of this zoning approval, except as further modified by the following conditions.
3. The existing site conditions shall be adopted as the approved Site Plan for PUD 21-1.
4. The principal and accessory uses permitted in this residential Planned Unit Development shall be the following:
 - A. Nursing homes
 - B. Assisted Living Facilities
 - C. Adult Day Care
 - D. Retirement Communities
5. There shall be a 50-foot buffer on the north, west and east property lines of this PUD and a 40-foot building setback along Indian Ripple Road.
6. Proposed points of access, types of roads and vehicular circulation, are subject to the City Engineer's final review and approval at specific site plan or subdivision stage.
7. Building plans, designs, and elevations for a nursing home, assisted living facility, adult day care and/or retirement community, shall be subject to review and approval by the Planning Commission and City Council at the specific site plan stage. The majority of the exterior construction materials must consist of wood, stone, hardy plank and/or brick or other material acceptable to the Planning Commission and City Council at specific site plan stage.
8. The applicant shall be required to pay all applicable park fees as determined by the City Engineer, City Manager, Planning Department, Parks Department, and/or City Attorney prior to releasing the record plan for recording.

Motion was seconded by Mr. Ayers. Motion PASSED by a roll call vote of 4-0.

PUD 88-21 CU 12/20, Christ United Methodist Church (Mosaic Church)

Clerk Gillaugh read the public notice on an application filed by Rosario Picardo, 5188 Free Pike, Trotwood, OH 45426. The applicant requests conditional use approval to allow for a place of religious assembly. The property is located at 2727 Fairfield Commons Blvd. further described as Book 4, Page 3, Parcel 4 on the Greene County Property Tax Atlas.

Rev. Dr. Rosario Picardo said he is one of the pastors. He stated their church is three years old and they are affiliated with Christ United Methodist Church in Kettering, OH. Rev. Picardo explained they are seeking a conditional use application to use the upper level of the old Elder Beerman site at the Mall at Fairfield Commons.

David Helmers, architect of the project, said it is a simple improvement to the space. He explained they are not building anything inside the space, and it is a good space for the church. Mr. Helmers stated they will have plenty of space and parking.

Leann Rubosky, General Manager at Fairfield Commons Mall, said they are a shopping center but also a community center outreach. She explained they partnered with Mosaic over the summer and did drive-in church services in the mall's parking lot. Ms. Rubosky stated when the weather changed, they put together a short-term lease for them to use the Elder Beerman space. She said they are in agreement for them to use the space, and they are still the tax payer in the community.

Ms. Pereira summarized the staff report dated December 29, 2020, stating the applicant is requesting to occupy the top floor, 75,000 square feet, of the former Elder Beerman Department Store within the Mall at Fairfield Commons. She discussed the location of the property, the mall hours and the church's hours, the parking requirements, and the conditions in the resolution. Staff recommended approval of the case with two conditions.

In written input, letters of support were received from Craig Kigar, 629 Pinewood Place; Lt. Col Renardo and Alicia Brown; Kyle Puckett, 2863 Crone Road; Will Alejandro, Joshua Recovery Ministries; and Pam Stone, 3582 Echo Hill Lane.

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

Mr. Ayers asked how long they plan on occupying the space. Mr. Picardo said he really did not know.

Mr. Loftis MOVED to approve PUD 88-21 CU 12/20 with two conditions:

1. All conditions of PUD 88-21 and all subsequent modifications shall remain in full

force and effect.

2. Any signage, temporary or permanent, on the exterior of the building shall adhere to the sign requirement of the PUD and shall require prior approval from the Planning and Development Department.

Motion was seconded by Mr. Ayers. Motion PASSED by a roll call vote of 4-0.

ADJOURNMENT

Mr. Loftis MOVED adjournment at 6:25 p.m., seconded by Mr. Ayers. Motion PASSED by majority voice vote.

Melissa Gillaugh
Deputy Clerk