

BEAVERCREEK PLANNING COMMISSION
REGULAR MEETING, February 1, 2023

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

ABSENT: Mr. Self

Vice Chairman Loftis called the meeting to order followed by roll call.

Mr. Ayers MOVED to excuse Mr. Self from the meeting. Motion was seconded by Mr. Duiker and PASSED by majority voice vote.

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

Mr. Ayers MOVED approval of the January 4, 2023 minutes. Motion was seconded by Mr. Meyer and PASSED by majority voice vote.

PUBLIC HEARINGS

PC 23-2 CU, Higher Ground Education

Clerk Gillaugh read the public notice on an application filed by NVS Properties 27, LLC, 227 W Monroe Street, Suite 5040, Chicago, IL 60606. The applicant requests conditional use approval to allow a daycare facility to be located at 722 N Fairfield Road. The property is further described as Book 6, Page 3, Parcel 56 on the Greene County Property Tax Atlas.

Ben Udell, Murphy Development Group, stated the tenant is Guidepost Montessori, which is the largest operator of Montessori school in the United States. He discussed the location of the site and the zoning district. He said they are planning to renovate the existing building and add a small addition to the rear of the building. Mr. Udell reviewed the application description, and the number of children that can attend and how many employees they plan to have. He discussed the site plan, the floor plan, the building elevations, the parking requirements, the drop-off and pick-up times, the proposed signage, and the proposed fencing.

Mr. Burkett summarized the staff report dated January 23, 2023, which stated the applicant is requesting a conditional use approval to expand and occupy the existing building to accommodate a new daycare facility. He discussed the location of the property, what currently exists on the property, the zoning district, the buffer requirement, the upgrades to the exterior of the building, the site plan, and the landscaping requirements. Staff recommended approval with nine conditions.

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

Mr. Duiker referred to the relocation of the concrete channel to the detention pond, and asked if staff would explain the process. Mr. Burkett explained where the detention area is and where the pond is located. He said with the addition of the building, they are going to have to relocate the channel. Mr. Duiker asked if the amount of impervious surface would change with the removal of the trees.

BEAVERCREEK PLANNING COMMISSION, 2/1/23

Mr. Burkett said there would be a change, but the minimum requirements would still be met.

Mr. Loftis questioned why they are using two different style fences. Mr. Udell explained where the fence would be installed. Mr. Loftis asked what portion would be shadow box fencing. Mr. Udell said as it is planned now, it will all be aluminum fencing. Mr. Loftis questioned if they are not planning on using shadow box but have it there as an option. Mr. Udell stated they have not determined which one they will use, however if the City has a preference they are happy to work with them.

Mr. Ayers MOVED to approve PC 23-2 CU with nine conditions:

1. The approved plans shall be those plans dated “Received January 5, 2023” except as modified herein.
2. All requirements of Section 158.127 of the Beavercreek Zoning Code shall be adhered to throughout the operation of the daycare
3. A commercial/industrial zoning permit must be approved by the City, prior to the start of construction.
4. All comments and concerns of the Planning and Development Department, the City Engineer, and Fire Department shall be addressed and satisfied prior to the issuance of a zoning permit.
5. Wall signage shall adhere to the requirements of the B-2 zoning district. No temporary signs of any kind shall be permitted within this development.
6. Lights in the parking lot shall be reduced to no greater than 25 percent illumination level within one hour of closing.
7. A final landscape plan shall be required prior to the issuance of a zoning permit.
8. Hours of construction for any grading and exterior work associated with this development shall be limited to Monday through Saturday from 7 a.m. to 7 p.m.
9. The final design of the fence shall be reviewed and approved by the Planning and Development Department prior to the release of a zoning permit.

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

DECISION ITEMS

PUD 22-1 MOD 1/23, Minor, Creekside Cyclery

Mr. Burkett summarized the staff report dated January 24, 2023, on a request by Creekside Cyclery, LTD, C/O Mike Dillion, 1271A North Fairfield Road ,

BEAVERCREEK PLANNING COMMISSION, 2/1/23

Beavercreek, OH 45432. The applicant is requesting a minor modification to the approved plans, in order to downsize the approved building and associate site improvement. The original plans were approved by City Council at their May 24, 2022 regular meeting. The original approval was for a 3,240 square foot building. This modification proposes a 2,000 square foot building. Staff recommended approval of the case with ten conditions.

Mr. Loftis questioned why they are not requiring them to build a small enclosure for the trashcans. Mr. Burkett said if the applicant finds they need to store them outside, staff would have them build some screening around them.

Mr. Duiker MOVED to approve PUD 22-1 MOD 1/23 with ten conditions:

1. All conditions of PUD 22-1 SSP #1 shall remain in full effect, except as modified herein.
2. The approved plans for this modification shall be the site and architectural plans stamped "Received January 10, 2023" except as modified herein.
3. Prior to the release of a zoning permit, all final site construction drawing shall be reviewed and approved by the City Engineer.
4. A sidewalk spanning the width of the lot along Grange Hall Road shall be included in the final site construction drawings, subject to review and approval of the Engineering Department prior to the release of a zoning permit.
5. There shall be a sidewalk spur added between the parking lot and the sidewalk along Grange Hall Road. The final design and location shall be reviewed and approved by the City Engineer prior to the release of a zoning permit for the site.
6. A right-of-way permit must be obtained from the Engineering Department prior to any work being done on the apron.
7. The final architectural elevations shall include a grey accent stripe about 2/3rds of the way up the elevation. The final design shall be reviewed and approved by the Planning and Development Department prior to the release of a zoning permit.
8. Any future additions to the building, as long as they are architecturally compatible with the approved building, and don't increase the building beyond 3,240 square feet, can be approved administratively by the Planning and Development Department. Should there be disagreement between the applicant and the Planning and Development Department as to what constitutes as architectural compatible, the Planning Director has the option

BEAVERCREEK PLANNING COMMISSION, 2/1/23

to require review and approval by the Planning Commission and/or City Council.

9. All residential trash totes should be stored indoors until trash day, and that following the trash company emptying the totes, should be brought back indoors. Any broken down cardboard or other materials that do not fit in totes should likewise be stored indoors, except on trash day.
10. Should there be a need for a larger traditional dumpster in the future, the applicant shall receive approval of the design and location of a dumpster enclosure from the Planning and Development Department, and construct said dumpster enclosure prior to the placement of the dumpster.

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

SUBDIVISIONS

S-23-1, Miami Valley Research Park, Sec. 6

Mr. Burkett summarized the staff report dated January 24, 2023, on a request by Charles Giles, MVRP, 3155 Research Blvd., Dayton, OH 45420. The applicant is requesting final subdivision approval to create a single, 20-acre lot along the north side of Research Boulevard within the Miami Valley Research Park. Staff recommended approval with three conditions.

Mr. Ayers asked if leaving the remnant portion on the west side of 835 would have any negative impact. Mr. Burkett said that area is in the floodplain and it will remain in the floodplain. He said this change would make the area to the north a viable, buildable lot.

Mr. Ayers MOVED to approve S-23-1 with three conditions:

1. The approved record plan shall be the plan stamped "Received JAN 10 2023", except as modified below.
2. All concerns and comments of the Planning and Development Department, City Engineer, City Law Director, Greene County Sanitary Engineering, and Beavercreek Township Fire Department shall be addressed and satisfied prior to the release of the record plan for recording.
3. Prior to release of the record plat for recording, the applicant shall provide a digital format file of the finalized subdivision in Autocad or .dxf format.

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

S-23-2, Beaver Valley Shopping Center, Lot 2C

Mr. Burkett summarized the staff report dated January 24, 2023, on a request by Michael Anderson, Van Atta Engineering, 570 Congress Park Drive, Dayton, OH 45459. The applicant is requesting to replat Lot 2C of the Beaver Valley

BEAVERCREEK PLANNING COMMISSION, 2/1/23

Shopping Center in order to combine both Lot 2C and the unplatted SVG Motors property. Staff recommended approval of the case with three conditions.

Mr. Ayers questioned if the threshold for a PUD is ten acres. Mr. Burkett said yes, He stated with this replat the parcel would be 10 acres.

Mr. Loftis asked who was going to be the final owner because on the map, one was SVG Properties and the other was SVG Motors. Mr. Burkett thought it would be SVG Properties, but that is for the owner to decide.

Mr. Ayers MOVED to approve S-23-2 with three conditions:

1. The approved record plan shall be the plan stamped "Received JAN 13 2023", except as modified below.
2. All concerns and comments of the Planning and Development Department, City Engineer, City Law Director, Greene County Sanitary Engineering, and Beaver Creek Township Fire Department shall be addressed and satisfied prior to the release of the record plan for recording.
3. Prior to release of the record plat for recording, the applicant shall provide a digital format file of the finalized subdivision in Autocad or .dxf format.

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

ADJOURNMENT

Mr. Ayers MOVED adjournment at 6:36 p.m., seconded by Mr. Duiker . Motion PASSED by majority voice vote.

Melissa Gillaugh
Deputy Clerk